



BEECH CLOSE, MARKET DEEPING, PE6 8LL
£220,000 FREEHOLD

An established three-bedroom semi-detached family home, well located for open parkland, amenities and local primary school. Cleverly extended with downstairs utility and shower room, owned for over 35 years and ready for the next chapter, sold with no upward chain.

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Set along an attractive and popular enclave, you cross the gravel driveway and along the garden path glanced by neat lawn and up the part glazed UPVC entrance door opening through to:

ENTRANCE PORCH

A place to kick your shoes off finished with tiled flooring and further UPVC entrance door opening through to:

SITTING ROOM/DINING

22'10 x 17'2 (max) 8'6 (min) a lovely light room with ample space for a lounge and dining area, with UPVC picture window to the front and UPVC French doors opening onto the southerly facing rear gardens, glass balustrade stairs to the first-floor accommodation, feature fireplace with gas fire inset and power points.

KITCHEN

9' x 8'2 with UPVC window to the rear aspect and part glazed door to the side, comprising a range of white base and eye level storage units incorporating roll edge work surface with stainless steel sink inset, integrated oven and four ring gas hob and extractor fan over, freestanding fridge freezer, understairs storage cupboard with shelving and power points.

REAR LOBBY/BOOT ROOM

7'10 x 3'5 a handy addition with UPVC door to the front aspect and UPVC window to the side giving access to:

UTILITY/SHOWER ROOM

11'2 x 4'10 (max) another great addition with frosted UPVC window to the side aspect, roll edge work surface with plumbing for freestanding washing machine, and comprising a three-piece suite, low level WC, wash hand basin and corner shower cubicle with electric shower over, chrome heated towel rail and wall mounted Dimplex heater.

LANDING

With UPVC window to the side aspect, loft access (insulated not boarded) and recessed airing cupboard housing hot water tank.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit with storage under and panel bath, tiled splash backs and wall mounted Dimplex heater.

BEDROOM

11'1 x 8'9 (min) a good double bedroom with UPVC window to the rear aspect, fitted furniture including dual single wardrobes, bedside cabinets and overhead storage, power points and striped wood floor.

BEDROOM

11'6 x 10'2 (including wardrobe recess) another double bedroom with UPVC

window to the front aspect, fitted twin double wardrobes with glass sliding doors and hanging rails, power points and striped wood floor.

BEDROOM

8' x 6'3 with UPVC window to the front aspect, power points, stair box and striped wood floor.

OUTSIDE

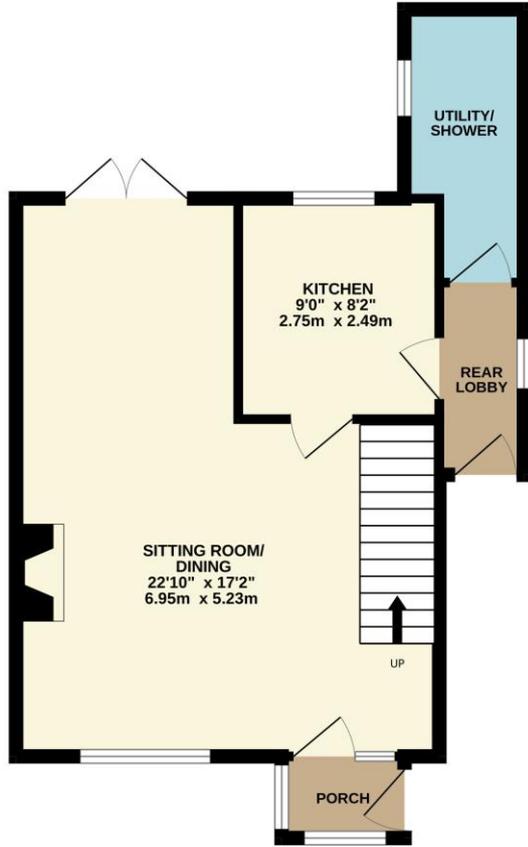
Well located within a popular established development close to open parkland, amenities and local primary schools, the frontage is open with neat lawn and gravel driveway offering off road parking, timber gated side access leads to the rear gardens which are mainly enclosed by panel fencing and enjoy a southerly facing aspect, split level with artificial lawns and raised patio seating and granite chipped beds, shrub borders and timber shed.

AGENT NOTES

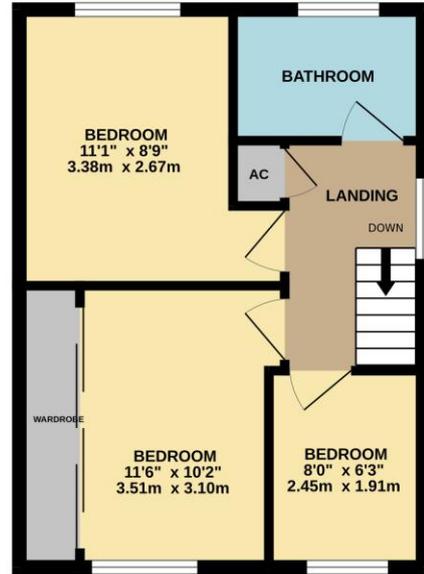
Please note some internal images of the property have been furnished using AI to give potential viewers and buyers an idea on how the rooms can be laid out and are used for guidance, AI can make mistakes, information only



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		78
D	(55-68)		
E	(39-54)		
F	(21-38)	32	
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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