



2 The Sett, Yateley, Hampshire GU46 6YF

£599,950 - Freehold

Property Summary

A detached property with four bedrooms and two bathrooms located in a quiet cul de sac close to local amenities. The house will require some modernisation but has a south facing rear garden and is being sold with no onward chain

Features

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- UPVC DOUBLE GLAZED WINDOWS
- REPLACEMENT BOILER
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- RE-FITTED BATHROOMS



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Accessed from covered porchway through wood front door, stairs to first floor with understairs cupboard, single panel radiator, coved cornice to ceiling, access to integral garage, cloakroom, kitchen/breakfast room and lounge

CLOAKROOM

UPVC window with side aspect, low flush WC, hand basin, single panel radiator

LOUNGE

4.65m x 3.78m (15' 3" x 12' 5")

UPVC bay window with front aspect, coved cornice to ceiling, double panel radiator, gas fire, double doors giving access to dining room

DINING ROOM

3.78m x 2.70m (12' 5" x 8' 10")

UPVC double doors giving access to garden, double panel radiator

KITCHEN/BREAKFAST ROOM

4.47m x 2.82m (14' 8" x 9' 3")

UPVC window with rear aspect, UPVC panel and glazed door giving access to rear garden, range of eye level cupboards, roll edged preparation surface with tiled splashback, stainless steel sink with drainer and mixer tap, range of drawers and cupboards under, space for cooker, space for fridge/freezer

UTILITY AREA with matching preparation surface with tiled splashback, stainless steel sink with taps and drainer, space and plumbing for washing machine, space for dryer, wall mounted replacement Valiant boiler for domestic hot water and central heating

FIRST FLOOR

LANDING

UPVC window with front aspect, access to all bedrooms and bathroom, access to loft, access to airing cupboard with factory lagged tank and fitted, slatted shelving

BEDROOM ONE

3.79m x 3.11m (12' 5" x 10' 2")

UPVC window with front aspect, built in double wardrobe with shelves and hanging space, single panel radiator, access to en-suite shower

RE-FITTED EN-SUITE SHOWER

2.27m x 1.77m (7' 5" x 5' 10")

Double glazed window with side aspect, corner shower unit with sliding glazed doors and power shower, hand basin with mixer tap, WC, half tiled walls, fully tiled in shower cubicle, tiled floor, heated towel rail

BEDROOM TWO

3.81m x 3.65m (12' 6" x 12' 0")

UPVC window with rear aspect, single panel radiator

BEDROOM THREE

4.34m x 2.54m (14' 3" x 8' 4")

UPVC window with rear aspect, single panel radiator

BEDROOM FOUR

2.56m x 2.42m (8' 5" x 7' 11")

UPVC window with front aspect, single panel radiator

RE-FITTED FAMILY BATHROOM

2.6m x 2.19m (8' 6" x 7' 2")

Window with side aspect, white suite comprising bath with mixer tap and hand shower, wash basin with cupboard under, WC, chrome heated towel rail, half tiled walls and tiled floor

OUTSIDE

SINGLE GARAGE

5.36m x 2.42m (17' 7" x 7' 11")

Up and over door, light and power points

FRONT GARDEN

The front garden is given over to lawn with a planted border and driveway parking

REAR GARDEN

The rear garden is enclosed by wood panel fencing and has a large paved patio with a dwarf brick wall. The garden is laid to lawn with planted borders containing a variety of shrubs and plants. There is a gate giving access to the front of the property and a small WOODEN SHED

