

**OPENING HOURS**  
**Monday to Friday. 9.00am until 6.00pm**  
**Saturday. 9.00am until 4.00pm**  
**Sunday. Closed**



**27 CHARTER AVENUE, MARKET DEEPING**  
**PE6 8GF**

**£325,000**

**FREEHOLD**



**briggs**  
**residential**

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Overlooking a large green and park, this well presented, detached, **FOUR** bedroom family home is situated on a corner plot with a good size fully enclosed rear garden and has a long driveway to the side leading to a single garage. With a 20' lounge and 20' kitchen/dining room, this property has a master bedroom with en-suite and with its four good size bedrooms, viewing of this home is highly advised. Ask the team at Briggs Residential to book your viewing today.

Front entrance door opening to

**HALLWAY**

With gloss ceramic tiled flooring, radiator and stairs leading to first floor.

**CLOAKROOM**

Comprising low flush WC, wash-hand basin, radiator and gloss ceramic tiled flooring.

**LOUNGE** 20' x 10'8 (6.10m x 3.25m)

A good size light and airy room with TV point, radiators, window to front elevation and French doors opening onto the rear garden.

**KITCHEN/DINING ROOM** 20' x 10'10 (6.10m x 3.30m)

A contemporary room with a range of ample wall and base units, built-in oven with hob and extractor above, space for fridge-freezer, work surface, wall tiling, dining area, radiator, gloss ceramic tiled flooring, windows to front and rear elevations and door to

**UTILITY ROOM**

With a range of wall and base units, plumbing for washing machine, space for tumble dryer, gloss ceramic tiled flooring and door to rear garden.

**LANDING**

With built-in airing cupboard, access to loft and window to front elevation.

**MASTER BEDROOM** 15'5 x 11'2 (4.70m x 3.40m)

With built-in wardrobes, radiator, window to rear elevation and door to

**EN-SUITE**

Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

**BEDROOM TWO** 11' x 10' (3.35m x 3.05m)

With radiator and window to front elevation.

**BEDROOM THREE** 9' x 8' (2.74m x 2.44m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 9'4 x 7'7 (2.84m x 2.31m)

With radiator and window to front elevation.

**BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

**OUTSIDE**

The property has a driveway which provides parking for 2-3 vehicles and leads to a single garage.

The rear garden, which is mainly enclosed by a large brick wall and fencing, is laid to lawn with well stocked borders, two patio areas and hot tub which is available by separate negotiation.

EPC RATING: C

COUNCIL TAX BAND: D (SKDC)



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