



Pratt Avenue, Paston PE4 7XN

£230,000



*** 2 RECEPTION AREAS *** " Guide price £230,000 - £240,000. A well presented semi-detached house in a cul-de-sac location - this is the ideal family home! Inside, you will find an entrance hall, living room, kitchen open into the dining area, lean to which is being used as a utility, WC, 3 bedrooms and a bathroom. There is also an extended garage and parking to the side of the home. Viewings are highly recommended. EPC Rating - D / Council Tax Band - A"

ENTRANCE HALL

8' 8" (min) x 4' 9" (2.64m x 1.45m) (approx) Door to front, radiator and stairs to first floor.

LOUNGE

9' 8"(min) (2.95m) 11' 7"(max) x 14' 4" (3.53m x 4.37m) (approx) UPVC double glazed window to front and radiator.

KITCHEN

15' 1" x 8' 5" (4.60m x 2.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, space for a fridge/ freezer, cupboard and radiator. UPVC double glazed window to rear. Open to:-

DINING AREA

6' 2" x 6' 1" (1.88m x 1.85m) (approx) Door to side.

UTILITY / STORE

9' 2" x 8' 1" (2.79m x 2.46m) (approx) Plumbing for a washing machine, space for a dryer, door to side and sliding door to rear.

WC

6' 7" x 2' 9" (2.01m x 0.84m) (approx) Fitted with a low level W/C, window to rear.

FIRST FLOOR LANDING

Loft access

BEDROOM 1

11' 1" (min)(3.38m) 13' 1"(max) x 8' 7" 3.99m x 2.62m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

8' 8"(min) (2.64m) 12' 0"(max) x 7' 9" (3.66m x 2.36m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 3

8' 2"(min) (2.49m) 8' 9"(max) x 7' 0" (2.67m x 2.13m) (approx)UPVC double glazed window to front and radiator.

BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m) (approx) Fitted with a three piece suite comprising low level W.C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

The front of the property is laid to lawn, to the side a driveway providing off road parking. The rear of the property has fencing laid to lawn and mature shrubs.

GARAGE

26' 4" x 7' 6" (8.03m x 2.29m) (approx) Up and over door, lighting, window to side and door to rear.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

