



14 Suffolk Close, Longthorpe PE3 9QN

£280,000



*** LOCATED IN LONGTHORPE *** " Well presented, this three bedroom semi detached home is located towards the end of a cul de sac in Longthorpe. Situated in front of green space, this home features a garage, porch, lounge, kitchen/diner, conservatory, 3 bedrooms, bathroom and garden. Early viewing is advised EPC Energy Rating- C/Council Tax Band - C". ***

ENTRANCE

7' 0" x 4' 7" (2.13m x 1.40m) (approx)
Door to front, UPVC double glazed window to front and side, storage cupboard and radiator.

LOUNGE

16' 2" (max) 11' 4" (min) (3.45m) x 15' 3" (4.65m)(approx) UPVC double glazed window to front, radiator and stairs to first floor.

CLOAKROOM

5' 7" x 2' 5" (1.70m x 0.74m) (approx)
Fitted with two piece suite comprising low level W/C, wash hand basin and heated towel rail.

KITCHEN / DINER

16' 0" x 8' 7" (4.88m x 2.62m) (approx)
Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge/freezer, plumbing for a washing machine, wall mounted boiler and radiator. UPVC double glazed window to rear, French door to rear and door to side.

CONSERVATORY

11' 8" x 7' 3" (3.56m x 2.21m) (approx)
UPVC double glazed windows to rear and sides, french door to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side, loft access and cupboard with water tank enclosed.

BEDROOM 1

9' 6" (max)(2.90m) 8' 8" (min) x 11' 7" (2.90m x 3.53m) (not including cupboard (approx) UPVC double glazed window to rear and built in wardrobe.

BEDROOM 2

10' 7" x 10' 1" (3.23m x 3.07m) (not including cupboard) (approx) UPVC double glazed window to front, cupboard and radiator.

BEDROOM 3

7' 8" x 5' 9" (2.34m x 1.75m) (approx)
UPVC double glazed window to front and radiator.

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to rear.

OUTSIDE

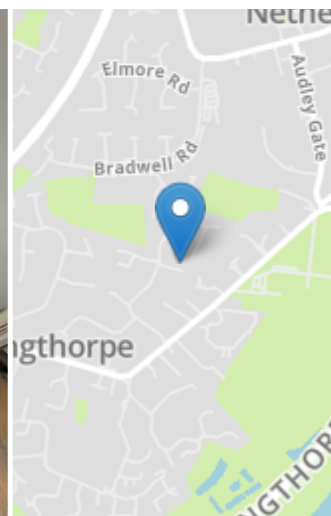
The front of the property over looks a green space. The rear of the property brick block paving, laid to lawn and mature shrubs.

GARAGE

A single garage en bloc

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			