

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

OPENING HOURS



157A EASTGATE, DEEPING ST JAMES  
PE6 8RB

£470,000

FREEHOLD



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**S**ituated in one of Deepings' premier locations, this surprisingly spacious **FOUR DOUBLE** bedroom, detached family home is approached via a long driveway which leads to a double garage **WITH A STUDIO ABOVE**. Offered for sale with no chain, this individual home has three reception rooms, 16' kitchen/breakfast room, master bedroom with en-suite and enclosed gardens to the rear. Viewing of this home is highly advised to appreciate the superb accommodation available, so book your viewing today with the Briggs Residential Team.

Front entrance door opening to

#### **HALLWAY**

A spacious entrance hall with built-in cloaks cupboard, radiator, window to side elevation and stairs leading to first floor with storage below.

#### **CLOAKROOM**

Comprising low flush WC, wash-hand basin, radiator and window to side elevation.

#### **LOUNGE 21'5 x 12'9 (6.53m x 3.89m)**

A light and airy room with bay window to front elevation with window seat, open fireplace with attractive surround, radiator, TV point and door leading to

#### **DINING ROOM 16' x 9' (4.88m x 2.74m)**

A good size room, ideal for entertaining with radiator, window to side elevation and double-opening doors leading to

#### **GARDEN ROOM 11'5 x 10' (3.48m x 3.05m)**

With radiator and patio doors opening onto the rear garden.

#### **KITCHEN/BREAKFAST ROOM 16'4 x 10' (4.98m x 3.05m)**

With a range of ample wall and base units with display cabinets, cooker point, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, tiled flooring, radiator, window to side elevation and door to

#### **LANDING**

With access to loft with lighting, built-in airing cupboard, radiator and window to side elevation.

#### **BEDROOM ONE 16' x 11'8 (4.88m x 3.56m)**

With radiator, window to rear elevation overlooking the rear gardens and door to

#### **EN-SUITE**

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

#### **BEDROOM TWO 13'10 x 11'7 (4.22m x 3.53m)**

With radiator and window to front elevation.

#### **BEDROOM THREE 16' x 8'3 (4.88m x 2.51m)**

With radiator and window to rear elevation.

#### **BEDROOM FOUR 13'10 x 8'3 (4.22m x 2.51m)**

With radiator and window to front elevation.

#### **BATHROOM**

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

#### **UTILITY ROOM 10' x 8' (3.05m x 2.44m)**

With a range of base units, plumbing for washing machine, work surface, sink unit, space for American-style fridge/freezer, radiator, windows to rear and side elevations and door leading to rear garden.

#### **OUTSIDE**

The property is approached via a long driveway which provides parking for several vehicles and leads to a detached double garage of 16'1 x 16'7 (4.90m x 5.05m) with up-and-over door, power, lighting and studio above.

The property's gardens are mainly laid to lawn with patio area and block-paving and are enclosed by fencing.

#### **STUDIO 16'4 x 12'1 (4.98m x 3.68m)**

Perfect as a home office, this studio enjoys views over the garden with dormer window to front elevation and two skylight windows to rear elevation.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)

Awaiting Floorplan

#### **ANTI-MONEY LAUNDERING REGULATIONS**

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such