

155 Eastgate, DEEPING ST JAMES PE6 8RB

£780,000



*** EXCEPTIONAL EXECUTIVE FAMILY HOME *** This five bedroom property is beautifully presented, and renovated to an extremely high standard. There is a fabulous open plan kitchen/diner, with bi folding doors opening out onto a good sized garden with patio area, perfect for entertaining. There is a further utility room, two reception rooms, large entrance hall with oak staircase and glass balustrades, and cloakroom. The ground floor benefits from oak parquet and underfloor heating. To the first floor, there are five double bedrooms, the principle benefiting from a dressing room and en-suite, and bedroom two also an ensuite. A family bathroom completes the living accommodation. Outside, there is dual entrance driveway to an oversized garage to the front, with dual access to the rear garden. EPC Energy Rating C - Council Tax Band D.

ENTRANCE

21' 0" x 9' 7" (6.40m x 2.92m) (Approx) Wooden parquet flooring, stairs to first floor accommodation with oak bannisters, glass balustrades and bullnose bottom step.

LOUNGE

21' 0" x 11' 4" (6.40m x 3.45m) (Approx) wooden parquet flooring, downlights, underfloor heating, UPVC window to front.

Opening into

KITCHEN / DINING ROOM

35' 8" x 13' 5" (10.87m x 4.09m) (Approx)

Kitchen - Fitted with a range of eye level and base units with worktop over. Undermount sink with inset drainer, brushed brass mixer tap over. Eye level double oven, five ring induction hob with extractor over. Integrated dishwasher and fridge / freezer, water softener. Kitchen island with breakfast bar, pantry cupboard, wine cooler. Downlights, underfloor heating. UPVC double glazed window to the rear,

Dining - Underfloor heating, downlighting. UPVC double glazed bi-fold doors to garden.

UTILITY ROOM

8' 2" x 7' 1" (2.49m x 2.16m) (Approx) Fitted with base units and worktop over. Space and plumbing for washing machine and tumble dryer. Water softener. UPVC double glazed door to the side.

RECEPTION

12' 2" x 8' 2" (3.71m x 2.49m) (Approx) Underfloor heating, downlights. UPVC window to front.

CLOAKROOM

Fitted with a two piece suite comprising floating vanity hand basin with mixer tap over and tiled splashback, and low level WC. Wooden parquet flooring with underfloor heating. UPVC window to side.

GALLERIED LANDING

UPVC window to front. Oak bannisters with glass balustrades, storage cupboard, three radiators, downlights.

BEDROOM ONE

13' 5" x 12' 8" (4.09m x 3.86m) (Approx) UPVC window to rear. Radiator, downlights, USB and TV point.

EN-SUITE

Three piece suite comprising floating vanity sink with mixer tap over, oversized walk-in shower with waterfall shower head and inset storage, low level WC. Spotlights, chrome heated towel rail, fully tiled with porcelain tiles. UPVC window to rear.

DRESSING ROOM

7' 8" x 7' 2" (2.34m x 2.18m) (Approx) Radiator, downlight.

BEDROOM TWO

14' 5" x 13' 0" (4.39m x 3.96m) (Approx) UPVC window to front. Radiator, spotlights, USB and TV point.

EN-SUITE

Three piece suite comprising floating vanity sink with mixer tap, low level WC and walk-in oversized shower with waterfall shower head and inset storage. Chrome heated towel rail, fully tiled with porcelain tiles, downlights.

BEDROOM THREE

12' 4" x 9' 7" (3.76m x 2.92m) (Approx) UPVC window to front, radiator, downlights, USB and TV point.

BEDROOM FOUR

11' 2" max, 7' 6" min x 9' 4" max, 7' 3" min (3.40m x 2.84m) (Approx) UPVC window to rear, radiator, downlights, USB and TV point.

BEDROOM FIVE

13' 5" x 9' 0" (4.09m x 2.74m) (Approx) UPVC window to rear, radiator, downlights, USB and TV point.

FAMILY BATHROOM

Four piece suite comprising freestanding bath with freestanding taps, vanity hand basin with mixer tap over, low level WC, and oversized walk-in shower with waterfall shower head and inset storage. Fully tiled with porcelain tiles. Downlights, heated towel rail. UPVC window to side.

OUTSIDE

To the front, there is a low level wall with entrances either side for car access. Gravelled driveway, beds and mature shrubs.

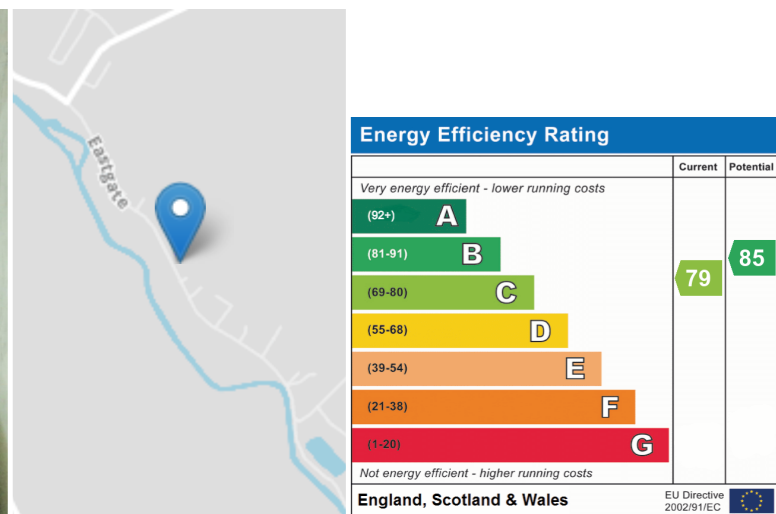
To the rear, the garden is laid to lawn, and enclosed by timber fencing, gated to the front. Patio area, mature shrubs and trees.

OVERSIZED GARAGE

Boarded and plastered, electric up-and-over door, light and power connected, personnel door to rear garden.

AGENT NOTE

The floor plan 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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.