

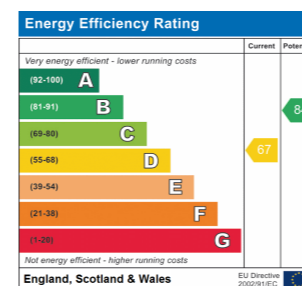


56 Eagle Way, Hartford PE29 1YY

£330,000



- Well Proportioned Detached Home
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Garaging and Enclosed Mature Garden
- Pleasant Cul De Sac Location
- Desirable Birds Estate
- No Chain And Immediate Vacant Possession



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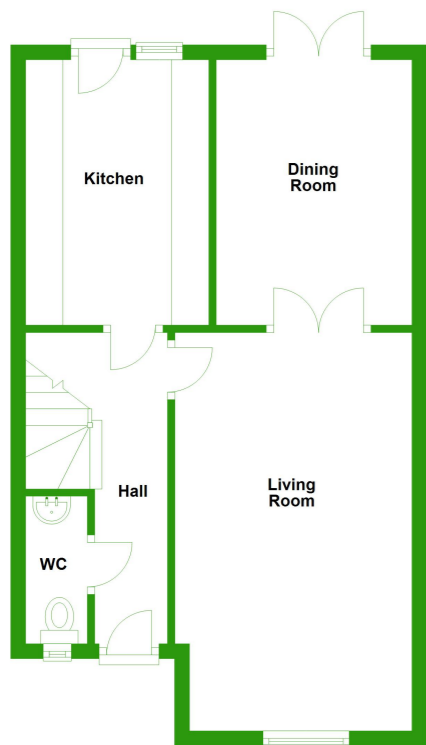
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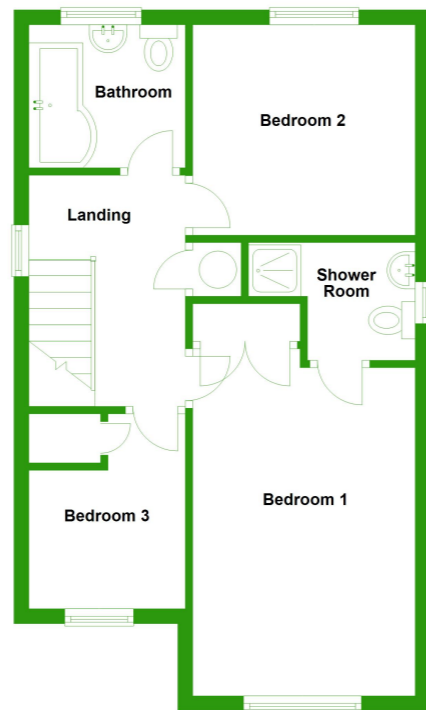
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Ground Floor
Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor
Approx. 44.1 sq. metres (475.0 sq. feet)



Circular UPVC Panel Door To

Entrance Hall

14' 5" x 6' 3" (4.39m x 1.91m)

Stairs to first floor with under stairs recess, double panel radiator, engineered Oak flooring, coving to ceiling.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with tiling and cabinet storage, heated chrome towel rail, UPVC window to front aspect, fuse box and master switch, ceramic tiled flooring.

Sitting Room

17' 5" x 10' 6" (5.31m x 3.20m)

UPVC window to front aspect, TV point, telephone point, central feature natural stone fire place with inset Living Flame coal effect gas fire, coving to ceiling, glazed internal double doors to

Dining Room

11' 10" x 8' 6" (3.61m x 2.59m)

UPVC French doors accessing garden terrace to the rear, single panel radiator, coving to ceiling.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and ceramic tiling, single drainer one and a half bowl resin sink unit with mixer tap, drawer units, integral electric double oven and gas hob with bridging unit and extractor fitted above, space for fridge freezer, further appliance spaces, UPVC door and window to garden aspect, coving to ceiling, ceramic tiled flooring.

First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing hot water cylinder and shelf space, coving to ceiling.

Family Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Re-fitted in a three piece Ideal Standard white suite comprising low level WC with concealed cistern, vanity wash hand basin, 'P' shaped panel bath with independent shower unit fitted over, folding shower screen and mixer tap, heated chrome towel rail, coving to ceiling, recessed lighting, shaver point, UPVC window to garden aspect, ceramic tiled flooring.

Principal Bedroom

15' 9" x 9' 10" (4.80m x 3.00m)

UPVC window to front aspect, single panel radiator, wardrobe with hanging and shelving, coving to ceiling.

En Suite Shower Room

7' 3" x 4' 11" (2.21m x 1.50m)

Re-fitted in a three piece Ideal standard white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, drawer units, shaver point, UPVC window to side, heated chrome towel rail, screened shower enclosure with independent shower unit fitted over, coving to ceiling, recessed lighting, ceramic tiled flooring.

Bedroom 2

9' 10" x 9' 2" (3.00m x 2.79m)

UPVC window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 3

8' 10" x 6' 11" (2.69m x 2.11m)

Single panel radiator, over stairs cupboard, coving to ceiling.

Outside

The frontage is hard landscaped laid to brick paviour with an ornamental evergreen shrub. There is parking provision for two/three vehicles accessing the **Single Garage** measuring 17' 7" x 7' 7" (5.36m x 2.31m) with single up and over door, power and lighting, wall mounted gas fired central heating boiler, eves storage space and private door to the rear. The rear garden is private and pleasantly arranged with an extensive paved seating area enclosed by trellis work and low retaining brick walling, a central ornamental bed, timber shed, established lawns, a selection of ornamental evergreen and deciduous shrubs and ornamental trees with gated access to the front and outside lighting.

Tenure

Freehold

Council Tax Band - D

