



3 Soke Road, Newborough PE6 7QT

£335,000



\*\*\* EXTENDED 4 BEDROOM HOME \*\*\* " Located in the sought after location of Newborough, this well presented 4 bedroom detached home is just a short walk from the village primary school, pub, shop, and hairdressers. It is also a catchment area for Arthur Mellows Village College, a popular school.

**DESCRIPTION**

Upon entering the property, you will find an entrance hall, leading you to the utility room with plenty of storage space, a cloakroom, and the garage conversion which is a fantastic multi-purpose room with the potential to be a downstairs bedroom, additional living room or home office. Followed by the open plan kitchen/breakfast/diner featuring a moveable breakfast island, a comprehensive range of modern grey kitchen units, and integrated appliances, it also flows nicely into the orangery room. The orangery is a fantastic space, offering underfloor heating, bifold doors into the garden, and a skylight with an electric-operated blind. It is a fantastic entertainment space, or just a safe place to watch the kids play out in the garden.

On the first floor, there are 4 bedrooms, with an ensuite to bedroom one. There is also an additional family bathroom to accommodate the 3 other bedrooms. Bedrooms 2 and 3 feature built in wardrobes.

**OUTSIDE**

To the front of the property, there is parking for 2/3 cars. To the rear of the property, you will find a low-maintenance space with artificial grass, slabs and a shed.

**ENTRANCE**

Door to front.

**HALLWAY**

Radiator.

**UTILITY**

9' 3" x 7' 3" (2.82m x 2.21m) (approx) Fitted with a range of base units with work surface over, stainless steel sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer and three storage cupboards. UPVC double glazed window to front.

**GARAGE CONVERSION - OFFICE/ SNUG**

16' 7" x 8' 0" (5.05m x 2.44m) (approx) UPVC double glazed window to front, radiator and cupboard.

**CLOAKROOM**

Fitted with a two piece suite comprising low level W/C and wash hand basin.

**KITCHEN / DINER**

19' 7" x 11' 5" (5.97m x 3.48m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, water softener, two integrated ovens, hob with extractor fan over, moveable breakfast bar/ island, space for a fridge/ freezer, space for a dishwasher, two radiators, UPVC double glazed window to rear. Open into:-

**ORANGERY / LIVING**

17' 1" x 8' 7" (5.21m x 2.62m) (approx) Underfloor heating, electric roof blind operated by remote control, with perfect fit blinds on the bifold doors opening to the garden. Two windows to rear.

**FIRST FLOOR LANDING**

Loft access and storage cupboard.

**BEDROOM 1**

11' 9" x 10' 5" (3.58m x 3.17m) (max) 9' 3" (282m) (min) (approx) UPVC double glazed window to front, radiator and coving to ceiling.

**ENSUITE**

7' 6" x 3' 2" (2.29m x 0.97m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, shower cubicle and radiator. UPVC double glazed window to side.

**BEDROOM 2**

11' 0" x 9' 9" (3.35m x 2.97m) (approx) UPVC double glazed window to rear, wardrobes and radiator.

**BEDROOM 3**

11' 6" x 8' 5" (3.51m x 2.57m) (approx) UPVC double glazed window to rear, wardrobes and radiator.

**BEDROOM 4**

7' 6" x 7' 4" (2.29m x 2.24m) (approx) UPVC double glazed window to front and radiator.

**BATHROOM**

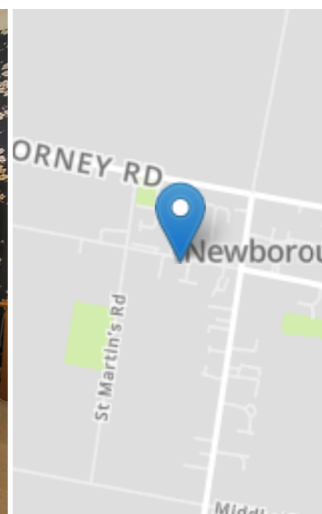
7' 9" x 5' 5" (2.36m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, bath and heated towel rail. UPVC double glazed window to side.

**OUTSIDE**

The front of the property has off road parking for several vehicles. The rear of the property has fencing, artificial grass and a patio area.

**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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          | 70      | 80        |

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.