



Elm Drive, Offord Cluny PE19 5RN

Guide Price £350,000



- Extended Family Home
- Three Bedrooms
- Two Generous Reception Rooms
- Re-Fitted Kitchen/Breakfast Room
- Well Presented Accommodation Throughout
- Garaging, Gardens And Brick Paviour Driveway
- Walking Distance Of Village School And Shop
- Quiet Cul De Sac Position
- Popular Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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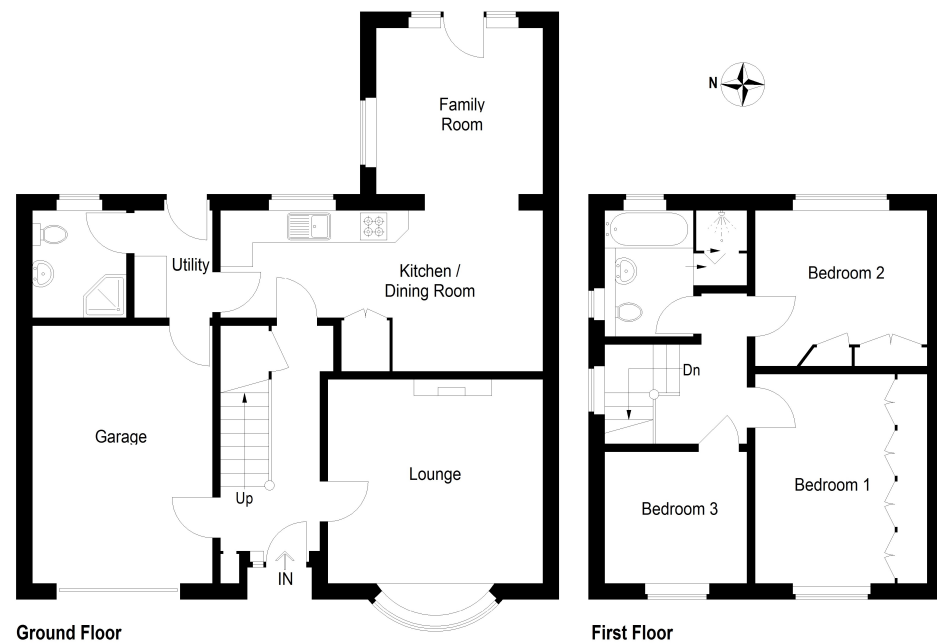
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Approximate Gross Internal Area (Including Garage)
118.9 sq m / 1280 sq ft



is plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1186329)
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Integral Storm Canopy Over

UPVC double glazed front door and side panel to

Entrance Hall

13' 4" x 6' 4" (4.06m x 1.93m)

LVT flooring, radiator with decorative cover, understairs storage cupboard, stairs to first floor, meter box, internal door to

Garage

15' 9" x 11' 1" (4.80m x 3.38m)

Single up and over door, power, lighting, private door to rear.

Sitting Room

13' 10" x 13' 1" (4.22m x 3.99m)

Double panel radiator, UPVC box bay window to front aspect with stained glass insert, central feature fireplace with moulded timber surround and inset gas fire, TV point, telephone point.

Kitchen/Breakfast Room

19' 7" x 8' 2" (5.97m x 2.49m)

A light open plan space with UPVC window to rear aspect, fitted in a range of contemporary gloss handle-less base and wall mounted cabinets with complementing work surfaces and up-stands, drawer units, and pan drawers, single drainer stainless steel sink unit with directional mono bloc mixer tap, integral double Bosch electric oven and integral Neff ceramic hob with suspended extractor fitted above, fitted automatic dishwasher, shelved larder units, two double panel radiators, part ceramic and part LVT flooring, open plan access to

Family Room

10' 1" x 9' 6" (3.07m x 2.90m)

A double aspect room with UPVC window to rear and glazed door to garden terrace, LVT flooring, single panel radiator.

Utility Room

8' 6" x 4' 9" (2.59m x 1.45m)

UPVC door to garden aspect, ceramic tiled flooring, appliance spaces, wall mounted cabinets with work surfaces, double panel radiator, internal door to **Garage**, recessed lighting.

Shower Room

7' 4" x 5' 10" (2.24m x 1.78m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, shaver point, extractor, ceramic tiled flooring, UPVC window to rear aspect.

First Floor Galleried Landing

Access to loft space, UPVC window to side aspect, inner door to

Bedroom 1

12' 6" x 8' 5" (3.81m x 2.57m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range incorporating four double units with hanging and shelving.

Bedroom 2

10' 8" x 9' 0" (3.25m x 2.74m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and shelving, airing cupboard housing hot water cylinder and shelving.

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

Double panel radiator, UPVC window to front aspect.

Family Bathroom

8' 6" x 8' 4" (2.59m x 2.54m)

Re-fitted in a four piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, panel bath with mixer tap, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, chrome heated towel rail, ceramic tiled flooring, extensive ceramic tiling with contour border tiles.

Outside

The front garden is pleasantly arranged and stocked with ornamental shrubs and developing Laurel hedging. The rear garden is enclosed and private with an extensive paved terrace, a raised area of timber decking and shaped lawns, stocked with a selection of ornamental shrubs, outside tap and lighting. The garden is enclosed by mature conifer screening to the rear.

Tenure

Freehold

Council Tax Band - C

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