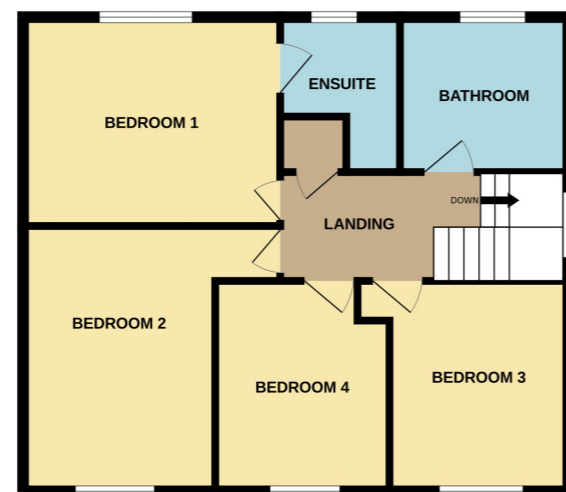




**11 Petworth Close, MARKET DEEPING PE6 8ST**

**£440,000**



**\*\*\* EXECUTIVE FAMILY HOME \*\*\*** This four double bed roomed home would make an ideal family home. Briefly comprising four reception rooms, a conservatory with a solid roof, kitchen/diner, utility and WC. Upstairs accommodation includes four double bedrooms, with en-suite to principle, and a large family bathroom. There is ample off road parking in front of the garage and a fully enclosed, landscaped rear garden. EPC Energy Rating C- Council Tax Band E.

**ENTRANCE PORCH**

UPVC double glazed door to the front, with glass panels to either side. Radiator. UPVC door to:

**ENTRANCE HALL**

Radiator, vinyl flooring, stairs to first floor accommodation.

**STUDY**

9' 1" x 7' 0" (2.77m x 2.13m) (Approx.) Radiator, coving to ceiling. Two UPVC double glazed windows to the front.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. Radiator. UPVC double glazed window to the side.

**LOUNGE**

15' 0" x 12' 0" (4.57m x 3.66m) (Approx.) Feature fireplace, laminate flooring, radiator. Two UPVC double glazed windows to the front. Door to:

**DINING ROOM**

10' 1" x 9' 1" (3.07m x 2.77m) (Approx.) Radiator. Door to kitchen. Opening to:

**CONSERVATORY**

13' 0" x 9' 1" (3.96m x 2.77m) (Approx.) UPVC and brick construction with tiled roof. Vinyl flooring. UPVC double glazed French doors to the garden.

**KITCHEN/DINER**

17' 0" x 10' 1" (5.18m x 3.07m) (Approx.) Fitted with a range of eye level and base units with worktop over. Eye level oven and microwave, hob with extractor fan over. Sink and drainer, space for dishwasher, space for fridge / freezer. Under stair cupboard, radiator. UPVC double glazed window to the rear. Opening to:

**UTILITY ROOM**

8' 10" x 7' 1" (2.69m x 2.16m) (Approx.) Fitted with base and eye level units with worktop over. Space for washing machine. Wall mounted boiler. Sink and drainer. UPVC double glazed windows to the side and rear, UPVC double glazed door to the garden. Glass panelled door to:

**CONVERTED GARAGE / RECEPTION ROOM**

17' 11" x 8' 0" (5.46m x 2.44m) (Approx.) Radiator. Two UPVC double glazed windows to the front, UPVC double glazed window to the rear.

**LANDING**

Airing cupboard. UPVC double glazed window to the side.

**BEDROOM ONE**

13' 0" x 11' 0" (3.96m x 3.35m) (Approx.) Radiator, fitted wardrobe. UPVC double glazed window to the rear.

**ENSUITE**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Tiled floor, part tiled wall. Heated towel rail. UPVC double glazed window to the rear.

**BEDROOM TWO**

14' 0" x 10' 0" min (4.27m x 3.05m) (Approx.) UPVC double glazed window to the front. Radiator.

**BEDROOM THREE**

11' 0" x 9' 0" min (3.35m x 2.74m) (Approx.) UPVC double glazed window to the front. Radiator.

**BEDROOM FOUR**

11' 0" x 8' 10" (3.35m x 2.69m) (Approx.) UPVC double glazed window to the front. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled, radiator. UPVC double glazed window to the rear.

**GARAGE**

Power and light connected.

**OUTSIDE**

To the front the garden is enclosed by hedging, a path leads to the front door. Gravel areas provide ample off road parking, driveway leads to the garage.

To the rear the garden has paved patio areas, is laid to lawn with mature shrubs and trees. Timber fencing and walling encloses the garden with a gated side access.

**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.

