



14 Soke Road, Newborough PE6 7QT

£300,000



*** WELL PRESENTED CHALET HOME *** " Located in the village of Newborough, this detached home offers versatile space. Downstairs comprises of an entrance hall, bedroom 3, dining room, spacious lounge with cosy log burner, kitchen, utility room/boot room, WC and conservatory. Upstairs comprises of 2 double bedrooms and bathroom. There is also ample parking and a single garage. Viewings are highly recommended to appreciate this well presented home in the catchment of Arthur Mellows Village College. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE

Door to side, UVPC double glazed window to side, stairs to 1st floor and radiator.

KITCHEN

9' 7" x 9' 4" (2.92m x 2.84m) APPROX. Window to rear. Fitted with a range of base and eye level units with worktop over, sink with mixer tap, integrated hob and oven, integrated dishwasher, integrated fridge/freezer and radiator.

UTILITY/BOOT ROOM

11' 5" x 4' 2" (MIN) 6'2" (MAX) (3.48m x 1.27m) APPROX. L-shape. Window to rear and door to side. Space for undercounter washing machine and tumble dryer. Base unit. Radiator.

DINING ROOM

8' 0" x 8' 0" (2.44m x 2.44m) APPROX. Window to side, radiator and arch into:

LIVING ROOM

18' 9" x 10' 5" (MIN) 12'0" (MAX) (5.71m x 3.17m) APPROX. Windows to front and side, radiator and log burner.

BEDROOM 3

9' 4" x 8' 7" (2.84m x 2.62m) APPROX. Window to rear and radiator.

WC

Fitted with a two piece suite comprising low level W/C, sink and wall mounted boiler. Window to front.

1ST FLOOR LANDING

Cupboard with hot water tank.

BEDROOM 1

12' 0" x 11' 1" (3.66m x 3.38m) APPROX. Window to front, radiator and fitted wardrobes.

BEDROOM 2

11' 1" x 10' 5" (Not including cupboard) (3.38m x 3.17m) APPROX. Window to rear, radiator, eaves storage, cupboard and loft access.

BATHROOM

Window to side. Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail.

GARAGE

OUTSIDE

Parking at the front for multiple cars. The rear garden is mainly laid to lawn with slabs and fencing.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	82