

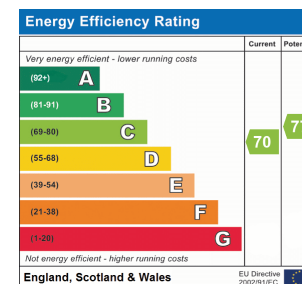


Greenfields, Earith PE28 3QH

Guide Price £375,000



- Extended Family Home
- Four Bedrooms
- Three Reception Rooms
- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Family Bathroom And Downstairs Cloakroom
- UPVC Windows And Doors
- Private Mature Gardens
- Garaging, Workshop And Car Port
- Popular Village Location



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Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft  
Garage / Utility Room = 16.6 sq m / 178 sq ft  
Total = 139.2 sq m / 1498 sq ft



This 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. (ID1250001)  
Housepix Ltd



## UPVC Stained Glass Panel Door To

### Entrance Hall

12' 11" x 9' 1" (3.94m x 2.77m)

Open tread staircase to first floor, understairs cupboard, coving to ceiling.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, cabinet storage, composite flooring, UPVC window to side aspect, coving to ceiling.

### Sitting Room

20' 7" x 11' 9" (6.27m x 3.58m)

A light double aspect room with UPVC bow window to front aspect and UPVC window to side aspect, wall light points, TV point, telephone point, central feature natural stone fireplace with inset Living Flame fire, coving to ceiling.

### Kitchen

13' 9" x 8' 8" (4.19m x 2.64m)

Re-fitted in a range of quality base and wall mounted cabinets with complementing work surfaces and up-stands, a selection of integrated Neff appliances incorporating combination microwave, double electric ovens, drawer units and pan drawers, single drainer one and a half bowl stainless steel sink unit with directional mixer tap, space for American style fridge freezer, integral wine rack, under unit lighting, integrated automatic dishwasher, serving hatch to **Dining Room**, panelwork to ceiling, integral ceramic hob with bridging unit and extractor fitted above, shuttered display cabinet, cupboard housing gas warm air heating boiler, shelved storage cupboard.

### Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)

Recessed lighting, coving to ceiling, dado rail, sliding double glazed patio doors to

### Garden Room

10' 10" x 9' 7" (3.30m x 2.92m)

Of brick based and UPVC double glazed construction, UPVC French doors to garden terrace, laminate flooring, part vaulted ceiling line, recessed lighting.

### First Floor Galleried Landing

UPVC window to side aspect, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

13' 0" x 9' 3" (3.96m x 2.82m)

An extensive range of furniture incorporating two double wardrobe units, bedside drawers, dressing table, drawer units, UPVC window to rear aspect, laminate flooring, coving to ceiling.

### Bedroom 2

9' 10" x 8' 5" (3.00m x 2.57m)

An extensive range of furniture incorporating two double wardrobe units, overbed bridging units, bedside cabinets, dressing table, drawer units, laminate flooring, wall light points, TV point, coving to ceiling.

### Bedroom 3

10' 8" x 8' 8" (3.25m x 2.64m)

UPVC window to rear aspect, laminate flooring, coving to ceiling.

### Bedroom 4

9' 6" x 7' 10" (2.90m x 2.39m)

UPVC window to front aspect, laminate flooring, coving to ceiling.

### Family Shower Room

7' 2" x 6' 9" (2.18m x 2.06m)

Re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, chrome heated towel rail, UPVC window to side aspect, full ceramic tiling with glass contour border tiles, ceramic tiled flooring.

### Outside

The property stands in generous well-maintained gardens. To the front is an extensive brick paviour driveway with a hard landscaped frontage planned with low maintenance in mind. There is parking provision for several vehicles accessing the **Single Garage** with up and over door, power, lighting and private door to the side. There is also a covered parking area/car port. The rear garden has an extensive paved terrace enclosed by low retaining brick wall, outside power, lighting and tap, a central area of lawn edged with ornamental shrubs, specimen trees and established rose beds. There is a **Workshop/Utility** to the rear of the **Single Garage** measuring 8' 8" x 8' 6" (2.64m x 2.59m) with UPVC window and door to garden aspect, power and lighting. The rear garden is enclosed by panel fencing and mature screening offering a good degree of privacy. An internal brick arch leads to the front of the property.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold  
Council Tax Band - D

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