Donaldson Drive, Paston PE4 7XJ   £240,000
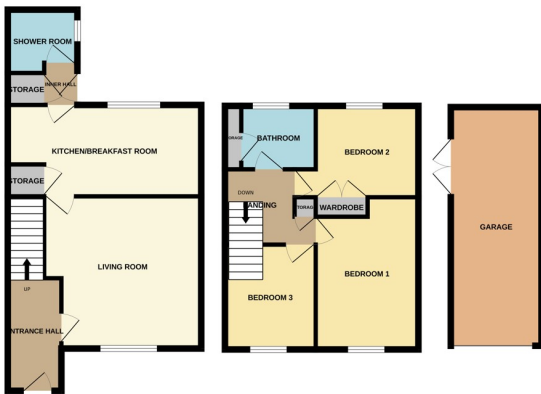

*** WELL PRESENTED THREE BEDROOM HOME *** '' Guide price £240,000 - £250,000 for this well presented three bedroom semi detached home is spacious and low maintenance. With an entrance hall, lounge, kitchen/breakfast, downstairs shower room, 3 bedrooms, an additional bathroom upstairs, garage and garden, this home is a great mix of comfortable and stylish. EPC RATING - D / COUNCIL TAX BAND - B''

ENTRANCE
Door to front and stairs to 1st floor.

LOUNGE
14' 3" (MAX) 12'3" (MIN) x 13' 9" (4.34m x 4.19m) Approx. Window to front and radiator.

KITCHEN
17' 5" x 8' 3" (5.31m x 2.51m) approx. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, breakfast bar, oven and hob, space for under counter washing machine, space for freestanding fridge/freezer and radiator. Cupboard. Window to rear.

INNER HALL
Door to side and cupboard.

SHOWER ROOM
Fitted with a three piece suite low level W/C, wash hand basin, shower cubicle and radiator. Window to side.

1ST FLOOR LANDING
Loft access and cupboard.

BEDROOM ONE
14' 5" (MAX) 12'5" (MIN) x 9' 3" (4.39m x 2.82m) approx. Window to front and radiator.

BEDROOM TWO
9' 2" (MIN) x 8' 9" (not including wardrobe) (2.79m x 2.67m) approx. Window to rear, radiator and wardrobe.

BEDROOM THREE
9' 5" (max) x 8' 0" (max) (2.87m x 2.44m) approx. Window to front, radiator and overstairs cupboard.

BATHROOM
Fitted with a three piece suite low level W/C, wash hand basin, bath and radiator. Window to rear and cupboard.

GARAGE
21' 6" x 8' 2" (6.55m x 2.49m) approx. French doors to side. Garage door to front.

OUTSIDE
The front of the property is mainly laid to lawn with a driveway leading down to the garage. The rear of the property is mainly low maintenance.

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		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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