

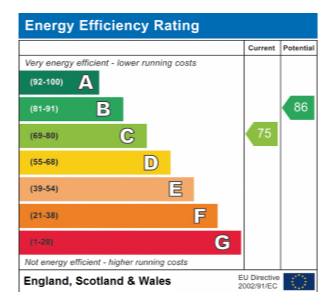


Anson Close, Upwood PE26 2PL

£359,995



- Modern Semi Detached Family Home
- Four/Five Bedrooms
- En Suite Shower Room And Family Bathroom
- Living Room And Playroom/Bedroom Five
- Kitchen/Dining Room
- Well Tended Front And Rear Gardens
- Well Presented Throughout
- Utility Room & Cloak Room
- Extremely Desirable Location
- Walking Distance Of Highly Sought After Primary School



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Approximate Gross Internal Area
134.9 sq m / 1452 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. (ID978193)
Housepix Ltd

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Composite Double Glazed Door To

Entrance Porch

Double glazed window to side, coving to ceiling, radiator, tiled floor.

Living Room

16' 3" x 13' 5" (4.95m x 4.09m)

Double glazed window to front aspect, coving to ceiling, four wall light points, two radiators, central feature fireplace with inset gas fire, double doors through to **Kitchen/Dining Room**, door to

Inner Hall

Stairs to first floor with under stairs storage cupboard, coving to ceiling, door through to **Kitchen/Dining Room**, door to

Play Room/Bedroom 5

13' 7" x 7' 2" (4.14m x 2.18m)

A double aspect room with double glazed windows to front and side aspects, laminate flooring, double built in storage cupboard, recessed down lighters, coving to ceiling.

Kitchen/Dining Room

16' 3" x 12' 8" (4.95m x 3.86m)

Double glazed windows and French doors to rear aspect, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and gas hob with cooker hood over, space and plumbing for dishwasher, space for fridge freezer, radiator.

Utility Room

7' 4" x 6' 6" (2.24m x 1.98m)

UPVC double glazed door to rear aspect, fitted in with a base and wall mounted unit, complementing work surface, space and plumbing for washing machine, space for tumble dryer, coving to ceiling, wall mounted central heating boiler.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, heated towel rail.

First Floor Landing

Coving to ceiling, access to partially boarded loft space with ladder, power and lighting.

Bedroom 1

14' 1" x 12' 3" (4.29m x 3.73m)

Double glazed window to rear, coving to ceiling, recessed down lighters, double built in wardrobe with hanging and shelving and single built in wardrobe.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, radiator.

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to front aspect, radiator, double built in wardrobe with hanging and shelving, coving to ceiling.

Bedroom 3

12' 7" x 7' 3" (3.84m x 2.21m)

Double glazed window to front aspect, radiator, access to loft space, coving to ceiling, sloping ceiling.

Bedroom 4

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to front aspect, radiator, coving to ceiling.

Family Bathroom

9' 5" x 7' 4" (2.87m x 2.24m)

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap shower attachment, complementing tiling, heated towel rail, complementing tiling, coving to ceiling, airing cupboard.

Outside

To the front of the property a block paved driveway provides off road parking provision. The front garden is open plan and laid to lawn with planting and outside lighting. Side gated access leads to the rear garden which is laid to lawn with garden shed, patio area, outside tap and lighting, The rear garden is enclosed by panel fencing.

Agents Note

Estate Management Charge - £160.00 bi-annually

Tenure

Freehold
Council Tax Band - C

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