



**14 Suffolk Close, Longthorpe PE3 9QN**

**£280,000**



\*\*\* LOCATED IN LONGTHORPE \*\*\* " NEW BOILER IN 2025! Well presented, this three bedroom semi detached home is located towards the end of a cul de sac in Longthorpe. Situated in front of green space, this home features a garage, porch, lounge, kitchen/diner, conservatory, 3 bedrooms, bathroom and garden. Early viewing is advised EPC Energy Rating- C/Council Tax Band - C". \*\*\*



### ENTRANCE

7' 0" x 4' 7" (2.13m x 1.40m) (approx)  
Door to front, UPVC double glazed window to front and side, storage cupboard and radiator.

### LOUNGE

16' 2" (max) 11' 4" (min) (3.45m) x 15' 3" (4.65m)(approx) UPVC double glazed window to front, radiator and stairs to first floor.

### CLOAKROOM

5' 7" x 2' 5" (1.70m x 0.74m) (approx)  
Fitted with two piece suite comprising low level W/C, wash hand basin and heated towel rail.

### KITCHEN / DINER

16' 0" x 8' 7" (4.88m x 2.62m) (approx)  
Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge/freezer, plumbing for a washing machine, wall mounted boiler and radiator. UPVC double glazed window to rear, French door to rear and door to side.

### CONSERVATORY

11' 8" x 7' 3" (3.56m x 2.21m) (approx)  
UPVC double glazed windows to rear and sides, french door to rear.

### FIRST FLOOR LANDING

UPVC double glazed window to side, loft access and cupboard with water tank enclosed.

### BEDROOM 1

9' 6" (max)(2.90m) 8' 8" (min) x 11' 7" (2.90m x 3.53m) (not including cupboard (approx) UPVC double glazed window to rear and built in wardrobe.

### BEDROOM 2

10' 7" x 10' 1" (3.23m x 3.07m) (not including cupboard) (approx) UPVC double glazed window to front, cupboard and radiator.

### BEDROOM 3

7' 8" x 5' 9" (2.34m x 1.75m) (approx)  
UPVC double glazed window to front and radiator.

### BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to rear.

### OUTSIDE

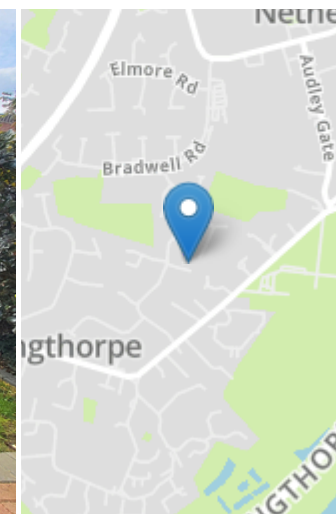
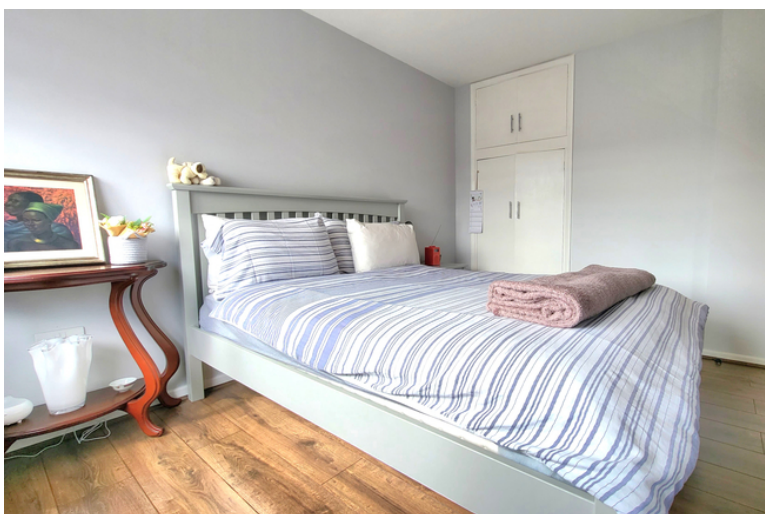
The front of the property over looks a green space. The rear of the property brick block paving, laid to lawn and mature shrubs.

### GARAGE

A single garage en bloc

### 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+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		