



26 Soke Road, Newborough PE6 7QT

£350,000



*** IMMACULATELY PRESENTED *** " The perfect family home awaits! Located in the village of Newborough, this 4 bedroom detached home is exceptionally presented throughout. Featuring a generous kitchen/diner space, living room, hallway, WC, 4 good sized bedrooms, an en-suite to bedroom one, family bathroom and garden that wraps around the garage. Council tax Band - D / EPC Energy Rating - B "

ENTRANCE

3' 7" (min) (1.09m) 7' 0" (max) x 15' 0" (2.13m x 4.57m) (approx) Door to front, radiator and stairs to first floor.

W/C

2' 8" x 6' 3" (0.81m x 1.91m) (approx) Low level W/C, wash hand basin, radiator and window to side.

LIVING ROOM

10' 0" x 16' 8" (3.05m x 5.08m) (approx) Window to front and radiator.

KITCHEN / DINER

17' 6" x 12' 5" (5.33m x 3.78m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for undercounter washing machine, space for cooker, integrated dishwasher, integrated fridge / freezer and cupboard. Window to rear, French doors to rear and radiator.

FIRST FLOOR

Radiator, airing cupboard and access to the loft.

BEDROOM ONE

9' 6" x 15' 2" (2.90m x 4.62m) (approx) Window to front, radiator and built in wardrobe.

EN-SUITE

3' 7" x 9' 6" (1.09m x 2.90m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear and heated towel rail.

BEDROOM TWO

15' 1" x 9' 6" (4.60m x 2.90m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM THREE

14' 2" (into wardrobe) x 10' 0" (4.32m x 3.05m) (approx) Window to rear, radiator and built in wardrobe.

BEDROOM FOUR

7' 6" x 9' 3" (2.29m x 2.82m) (approx) Window to front and radiator.

BATHROOM

9' 2" x 5' 9" (2.79m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

GARAGE

OUTSIDE

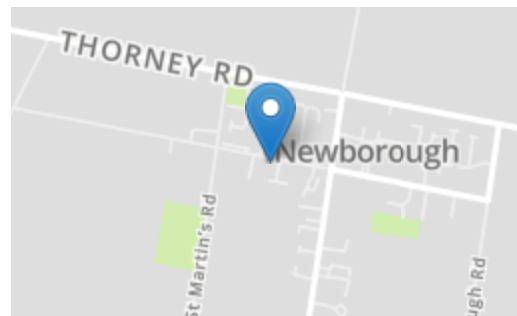
The rear of the garden is mainly laid to lawn with shrubs and fencing.

AGENT NOTES

Please note there is a service charge for the area. This is currently through Trustgreen. The latest annual service charge in advance was £258.33.

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

