



21 Jubilee Drive, MARKET DEEPING PE6 8FT

£315,000



\*\*\* FOUR BEDROOM MODERN HOUSE \*\*\* This well presented four bedroom detached family home is ideally located close to local schools and amenities. The accommodation briefly comprises a welcoming entrance hall, a spacious lounge with French doors opening into a modern kitchen / diner featuring a breakfast bar, along with a utility room and downstairs cloakroom. To the first floor are three generous double bedrooms and a further well proportioned single bedroom, including a principal bedroom with en-suite shower room, and a contemporary family bathroom. Externally, the property benefits from off road parking for up to three vehicles in front of the integral garage, together with an enclosed, landscaped rear garden. EPC Energy Rating C / Council Tax Band D.

**ENTRANCE HALL**

Stairs to first floor accommodation and radiator.

**LIVING ROOM**

4.82m x 3.36m (15' 10" x 11' 0") (Approx)  
UPVC window to the front and radiator.

French doors into:

**KITCHEN / DINER**

5.61m x 3.13m (18' 5" x 10' 3") (Approx)  
Fitted with a range of eye level and base units with worktop over and breakfast bar. Ceramic sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Oven, gas hob with extractor hood over. Space and plumbing for dishwasher and fridge/freezer. Spotlights to the ceiling, understair pantry cupboard and radiator. UPVC French doors and window to the rear.

**UTILITY ROOM**

UPVC door to the side. Space and plumbing for washing machine and tumble dryer with with worktop over. Wall mounted boiler, and radiator.

**DOWNSTAIRS CLOAKROOM**

Fitted with a two piece suite comprising corner wash hand basin and low level WC. UPVC window to the rear, and radiator.

**LANDING**

Loft access.

**BEDROOM ONE**

4.39m x 4.11m (14' 5" x 13' 6") (Approx)  
UPVC window to the front, radiator and storage cupboard over bulkhead.

**EN-SUITE**

Fitted with a three piece suite comprising corner shower cubicle with rainfall shower head, floating vanity wash hand basin and low level WC. Chrome heated towel rail, extractor fan and spotlights to the ceiling. UPVC window to the side.

**BEDROOM TWO**

3.75m x 2.85m (12' 4" x 9' 4") (Approx)  
UPVC window to the front and radiator.

**BEDROOM THREE**

2.93m x 2.84m (9' 7" x 9' 4") (Approx)  
UPVC window to the rear and radiator.

**BEDROOM FOUR**

2.92m x 2.20m (9' 7" x 7' 3") (Approx)  
UPVC window to the rear and radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath, pedestal wash hand basin and low level WC. Extractor fan and radiator. UPVC window to the rear.

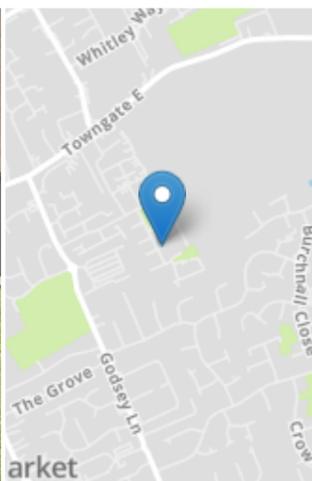
**OUTSIDE**

To the front of the property is a driveway providing off road parking for up to three vehicles, leading to the integral single garage.

To the rear is an enclosed garden, predominantly laid to lawn, with a patio area positioned off the French doors, ideal for outdoor dining, and a further patio area at the rear of the plot. The garden is enclosed by a combination of walling and fencing and benefits from gated side access to the front of the property.

**AGENT NOTE**

The floor plan 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	78	82

EU Directive 2002/91/EC