



2 Itter Crescent, Paston PE4 6SW

£380,000



\*\*\* SPACIOUS FAMILY HOME OPPOSITE ITTER PARK \*\*\* " A rare opportunity to purchase a spacious family home in the popular PE4 area has arisen. Featuring off road parking for multiple cars, a garage, entrance hall, study/bedroom 4 with sky lights, kitchen/diner, living room, conservatory, shower room and utility all on the ground floor. On the first floor there is three bedrooms with an en-suite to bedroom one and a family bathroom. EPC Energy Rating - D/Council Tax Band -D".



**ENTRANCE HALL**

13' 6" x 7' 8" (4.11m x 2.34m) (approx) Door to front, understairs cupboard, radiator and stairs to first floor.

**BEDROOM 4 / OFFICE**

13' 1" x 8' 9" (3.99m x 2.67m) (approx) UPVC double glazed window to front, Three velux skylights windows and radiator.

**KITCHEN / DINER**

27' 1" x 8' 3" (8.26m x 2.51m) (approx) (into bay) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, extractor fan over, integrated dishwasher and fridge / freezer, radiator and coving to ceiling. UPVC double glazed bay window to front. UPVC double glazed window to side.

**INNER HALL**

Cupboard and door to conservatory.

**CONSERVATORY**

15' 2" x 10' 1" (4.62m x 3.07m) (max) (approx) UPVC double glazed windows to rear and side, sliding doors to side and radiator.

**SHOWER ROOM**

6' 5" x 5' 2" (1.96m x 1.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.

**UTILITY ROOM**

8' 3" x 5' 4" (2.51m x 1.63m) (approx) 15' 2" x 10' 1" (4.62m x 3.07m) (max) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer taps and plumbing for a washing machine. UPVC double glazed window to rear, door to rear.

**LOUNGE**

20' 7" x 13' 7" (6.27m x 4.14m) (approx) Sliding doors to rear, radiator and door to conservatory.

**FIRST FLOOR LANDING**

Two UPVC double glazed windows to front and stained window to side.

**BEDROOM 1**

12' 5" x 10' 9" (3.78m x 3.28m) (approx) (into bay) UPVC double glazed bay window to front and radiator.

**ENSUITE**

9' 0" x 5' 4" (2.74m x 1.63m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin with mixer taps, double shower cubicle, bedau and heated towel rail. UPVC double glazed window to side.

**BEDROOM 2**

10' 8" x 10' 7" (3.25m x 3.23m) (approx) Two UPVC double glazed windows to rear and radiator.

**BEDROOM 3**

13' 7" x 9' 0" (4.14m x 2.74m) (approx) Two velux windows to front, two velux windows to rear and radiator.

**BATHROOM**

10' 6" x 8' 5" (3.20m x 2.57m) (max) 7' 8" (2.34m) (min) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with cupboard, bath with shower over and double cupboard. UPVC double glazed window to rear.

**OUTSIDE**

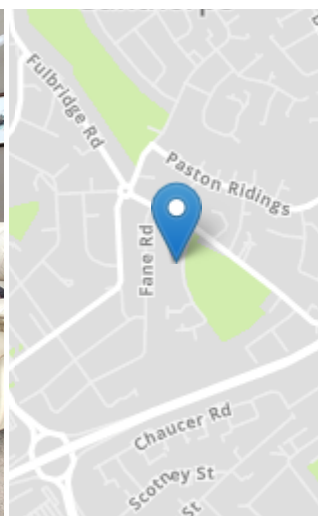
The front of the property has brick walling, gravel area, mature shrubs and plenty off road parking for several vehicles The rear of the property has fencing, laid to lawn, paved patio area and mature shrubs.

**GARAGE**

A single garage.

**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>		
(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>		
		<b>83</b>
	<b>60</b>	

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.