74 Skye Close, Alwalton PE2 6DL   £275,000

ENTRANCE
5' 9" (min) (1.75m) 9' 1" (max) x 9' 7" (2.77m x 2.92m) (approx) Door to front, radiator and stairs to first floor.

KITCHEN
11' 9" (min) (3.58m) 13' 0" (max) x 9' 5" (min) (3.96m x 2.87m) (approx) Irregular shape. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for freestanding fridge / freezer, integrated 4 ring gas hob, integrated oven, space for dishwasher, space for washing machine and cupboard. Door to rear, UVPC window to rear and radiator.

DINING ROOM
7' 7" x 12' 3" (2.31m x 3.73m) (approx) UVPC window to front and radiator.

W/C
2' 7" x 6' 1" (0.79m x 1.85m) (approx) Low level W/C, wash hand basin and radiator UVPC window to front.

LIVING ROOM
17' 9" (min) (5.41m) 21' 6" (into bay) x 10' 8" (6.55m x 3.25m) (approx) French doors to rear, UVPC bay window to front and two radiators.

FIRST FLOOR
UVPC window to rear and radiator.

BEDROOM ONE
9' 4" (min) (2.84m) 11' 1" (max) x 11' 0" (3.38m x 3.35m) (approx) UVPC window to front and radiator.

EN-SUITE
6' 7" x 4' 3" (2.01m x 1.30m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. UVPC window to front and radiator.

BEDROOM TWO
13' 9" (max) (4.19m) 9' 3" (min) x 11' 0" (2.82m x 3.35m) (approx) UVPC window to front, radiator and built in wardrobe.

BEDROOM THREE
7' 7" x 8' 1" (2.31m x 2.46m) (approx) UVPC window to rear and radiator.

BEDROOM FOUR
10' 9" (max) (3.28m) 6' 2" (min) x 2' 9" (min) (1.88m x 0.84m) 10' 2" (max) (3.10m) (approx) Irregular shape. UVPC window to front and radiator.

BATHROOM
6' 7" x 6' 4" (2.01m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. UVPC window to rear.

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.

AGENT NOTES
Please be advised there is a service charge for the area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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