



## St Lawrence Way, Tallington

**Price: Freehold £375,000 guide price**

- Detached house
- En-suite to the master bedroom
- Garden room
- Downstairs cloakroom
- Single garage and off road parking for several cars.
- Utility area

EPC Rating: D



Part glazed entrance door to the

Entrance hall

Stairs to first floor landing, radiator, wood flooring.

Lounge/Dining Room

6.91m x 3.00m max (22'.08" x 9'.10"Max) Double glazed sash style window to front aspect and double glazed walk in bay window and door leading through to the garden room, living flame gas fire with marble effect back and hearth with wood mantel over, Tv point , wood flooring, dado rail, two radiators.

Garden Room

4.52m x 3.86m (14'.10" x 12'.08") Double glazed windows to rear aspect and door leading out to the landscaped rear garden, infrared heating in the ceiling, tiled floor with under floor heating.

Kitchen

3.28m x 3.28m max (10'.09" x 10'.09" max) Fitted with a matching range of eye level units, cupboards and drawers with matching worktop space over, built in oven and hob with extractor over, fridge /freezer space, stainless steel sink unit with mixer tap and tiled splashbacks, understairs storage cupboard, double glazed sash style window to the garden room, access to the utility area.

Utility Area

1.60m x 0.92m (5'.03" x 3'.03") Worktop space with cupboard below, plumbing for washing machine, wall mounted gas boiler, door to the rear garden, door to the

Downstairs cloakroom

Two piece suite comprising a close coupled Wc, wash hand basin with tiled splashbacks, radiator double glazed window to side aspect.

First floor landing

Loft access, airing cupboard with unvented water tank.

Master bedroom

3.30m x 3.00m (10'.10" x 9'.10") Double glazed sash style window to front aspect, two built in double mirrored wardrobes, radiator opening to the

En- Suite

Refitted three piece suite comprising a shower cubicle, close coupled Wc, wash hand basin in vanity unit, heated towel rail, full height tiling to all walls, tiled floor with under floor heating, double glazed sash style window to front aspect.

Bedroom 2

2.90m x 2.64m (9'.06" x 8'.08") Double glazed sash style window to rear aspect, radiator.

Bedroom 3

2.97m max excluding wardrobe x 1.96m (9'.09" max excluding wardrobe x 6'.05") Double glazed sash style window to rear aspect, built in wardrobe. Radiator.

Bathroom

Fitted three piece suite comprising a bath, pedestal wash hand basin, close coupled Wc, tiled splashbacks, radiator, double glazed sash style window to rear aspect.

Outside

The front garden is laid to lawn with a variety of mature shrubs flowers and trees the driveway to the side provides off road parking for several cars and access to the single garage accessed via a remote controlled roller door and measures 5.23m x 2.44m (17'.02" x 8'). Side gated access to the rear garden which is lawned with a wide variety of mature flowers trees and shrub borders. Two paved patio areas outside tap and garden shed.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203230 - 0001



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