



Ermine Way, Arrington, SG8 0AU

welcome to

Ermine Way, Arrington

A spacious 3 bedroom mid-terraced thatched cottage with many original features throughout with separate lounge and dining rooms, kitchen with separate utility room, and lovely landscaped rear garden. With garage and off-road parking to the rear, viewing is highly recommended.



Door To Entrance Porch

Fitted shelving. Door to lounge.

Lounge

16' 1" max x 14' 2" max (4.90m max x 4.32m max)

Large inglenook fireplace with wood-burning stove.

Exposed beams. Door to kitchen and dining room.

Dining Room

15' 2" x 12' 2" max (4.62m x 3.71m max)

Double glazed window to rear. Tiled floor. Stairs to bedroom one. Door to W/C.

W.C

Low flush WC. Wash hand basin. Window to rear.

Kitchen

13' 10" max x 10' 4" max (4.22m max x 3.15m max)

Fitted kitchen comprising built in oven and hob, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base units, space and plumbing for dishwasher, exposed beams, tiled floor, electric storage heater, part tiled walls, window to rear, turning stairs off to bedroom 3, door to lounge and inner hallway.

Inner Hall

Tiled floor. Doors to dining room, utility room, and ground floor bathroom. Door to rear garden. Electric storage heater.

Utility Room

7' 9" x 5' 11" (2.36m x 1.80m)

Ground Floor Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin set into unit, heated towel rail, fitted cupboards, wall and floor tiling, recess lighting, window to rear.

Bedroom One

14' 3" x 12' 3" max (4.34m x 3.73m max)

Window to rear. Wood flooring. Inset shelving. Stairs down to dining room. Door to bedroom two.

Bedroom Two

14' 4" max x 12' 7" max (4.37m max x 3.84m max)

Hatch to loft. Electric storage heater. Fitted cupboard and shelving. Window to front.

Bedroom Three

13' 7" x 10' 8" (4.14m x 3.25m)

Electric storage heater. Fitted cupboard. Window to front. Door to bedroom two. Stairs down to kitchen.

Rear Garden

Beautifully presented rear garden with paved patio with steps leading to landscaped lawn area with well-stocked flower beds to borders with a variety of mature shrubs and trees throughout. There is a paved path leading to the end of the garden leading to detached garage with gate for rear access to car parking.

Parking

There is off-road parking to the rear of the property.

Garage

15' 2" x 7' 10" (4.62m x 2.39m)

Detached single garage to the rear of the property.



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welcome to

Ermine Way, Arrington

- Spacious mid-terraced thatched cottage.
- 3 double bedrooms.
- Separate lounge and dining rooms.
- Fitted kitchen with separate utility.
- Ground floor bathroom and WC.

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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