



PRICE: £375,000

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sutton Road, Cowplain, PO8 8PT

SPACIOUS THREE BEDROOM DETACHED HOUSE in Cowplain. The accommodation boasting spacious lounge / dining room, conservatory at the rear with separate cloakroom, driveway providing extensive off road parking for several vehicles / caravan. Good sized rear garden with views over open countryside.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Covered Entrance

Double glazed door leading to the entrance hall.

Entrance Hall

W: 9' 4" x L: 12' 8" (W: 2.84m x L: 3.86m)

Stairs to the first floor, radiator, doors to kitchen and lounge / dining room.

Kitchen

W: 9' 4" x L: 12' 8" (W: 2.85m x L: 3.86m)

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over and electric oven below, space and plumbing for washing machine and dishwasher, space for fridge / freezer, tiled splashback, secondary glazed window to rear aspect, double glazed door to conservatory, textured ceiling.

Conservatory

W: 21' 8" x L: 7' 6" (W: 6.61m x L: 2.3m)

(Maximum measurements). Feature brick base, double glazed windows to rear aspect, double glazed French doors to garden and rear aspect, double glazed door to side aspect, radiator, lighting and power points.

Cloakroom

W: 4' 6" x L: 3' 9" (W: 1.38m x L: 1.15m)

Low level wc, corner wash hand basin, tiled to principle areas, double glazed obscured window to rear aspect.

FIRST FLOOR

Loft access, textured ceiling.

Bedroom One

W: 12' 7" x L: 11' 9" (W: 3.84m x L: 3.59m)

Double glazed window to front aspect, radiator, textured ceiling.

Bedroom Two

W: 11' 9" x L: 9' 11" (W: 3.58m x L: 3.03m)

(Measurements not including depth of fitted wardrobe cupboards). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, wall mounted boiler housed in wardrobe (approximately 2 years remaining on the 10 year warranty), textured ceiling.

Bedroom Three

W: 7' 10" x L: 8' 8" (W: 2.39m x L: 2.64m)

Double glazed window to front aspect, radiator, textured ceiling.

Bathroom

W: 6' 8" x L: 5' 7" (W: 2.04m x L: 1.7m)

Coloured suite comprising panelled bath with mixer tap and wall mounted shower over, pedestal wash hand basin, low level wc, white ladder style radiator, double glazed window to rear aspect, tiled to principle areas, textured ceiling.

OUTSIDE

The frontage boasts extensive driveway down the side of the property with the addition of block paved off road parking stretching across the frontage. The rear garden is mainly laid with lawn, panelled fencing and brick wall serve the side and rear boundaries, mature planting complement the borders, gated access leads out the rear across open countryside, gated access to the front, outside tap.

Additional Information

The vendors has advised the conservatory at the rear was underpinned prior to their purchase circa 2001. For further information please contact the office.

