





PENDLEBURY DRIVE, DEEPING ST JAMES, PE6 8QF

£389,000 FREEHOLD

A well appointed and extended detached family home in a great location, a considered extension with five good bedrooms, modern ensuite and bathroom, the ground floor enjoys a bright sitting room, open kitchen dining room, large family room with triple sliding doors, utility and cloakroom.

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Winkworth

for every step...



ACCOMMODATION

A fantastic location just a stone's throw from Jubilee Park, within an established and popular development, you cross the driveway and step behind the neat box hedging, under the canopy porch with modern composite entrance door opening through to:

ENTRANCE HALL
A warm and welcoming reception greets you, stairs with glass balustrade to the first-floor accommodation, radiator power point and finished with engineered oak flooring.

CLOAKROOM
With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, radiator and tiled effect flooring.

SITTING ROOM
12'7 x 15'4 a bright and inviting reception room with UPVC bow window to the front aspect, radiator, power points, TV point and engineered oak flooring.

KITCHEN DINING
18'10 x 10'2 a rearranged living space opening up the kitchen and dining area, comprising a range of refitted modern base and eye level storage units incorporating straight edge work surface with undermounted sink and mixer tap over, integrated double oven and induction hob with recessed extractor fan over, integrated full height fridge integrated dishwasher, ceiling spotlights radiator, power points and engineered oak flooring, opening through to:

FAMILY ROOM
22'5 x 9'6 a wonderful addition to the accommodation, a versatile living space, with wide triple sliding doors to the rear aspect, radiator, power points and finished with engineered oak flooring.

UTILITY
7'11 x 7'10 another handy addition with frosted UPVC window to the side aspect, comprising a range of base and eye level storage units, concealed wall mounted boiler, straight edge work surface with sink inset, integrated freezer, plumbing and space for washing machine, space for tumble dryer, bespoke hanging rail, radiator, power points and engineered oak flooring.

LANDING
With loft access and doors spanning out to:

BEDROOM
10'6 x 6'8 with UPVC window to the front aspect, radiator, power points and wood effect flooring

BEDROOM
10'5 x 9'11 (excluding wardrobes) with UPVC window to the front aspect, radiator, power points and wood effect flooring

EN SUITE
With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, oversize rectangle wash hand basin, shower cubicle with rain shower, tiled splash backs, tiled flooring and radiator.

BEDROOM
8' x 9'7 with UPVC window to the rear aspect, radiator, power points and wood effect flooring

BEDROOM
9'9 x 8'1 with UPVC window to the rear aspect, radiator, power points and wood effect flooring

BEDROOM
8'9 (min) 10'9 (max) x 9'2 with UPVC window to the rear aspect, radiator, power points and wood effect flooring.

BATHROOM
With frosted UPVC window to the front aspect, comprising a modern four-piece suite, low level WC, wash hand basin set in vanity unit, panel bath and walk in shower cubicle with rain shower over, tiled flooring and ceiling spotlights.

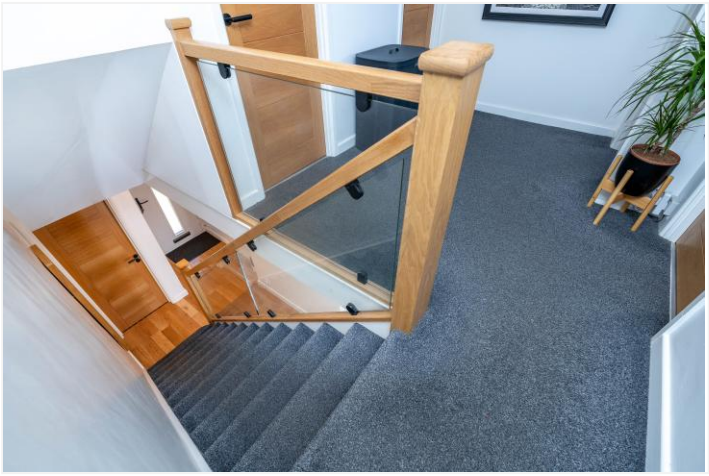
OUTSIDE
A great location within a popular established development across from Jubilee Park, the frontage is partially enclosed by neat box hedging and laid to lawn, driveway to the front offering off road parking, EV charging point, and a GARAGE/STORE. The rear gardens are enclosed by fencing and brick wall, mainly laid top lawn with rear patio seating area.









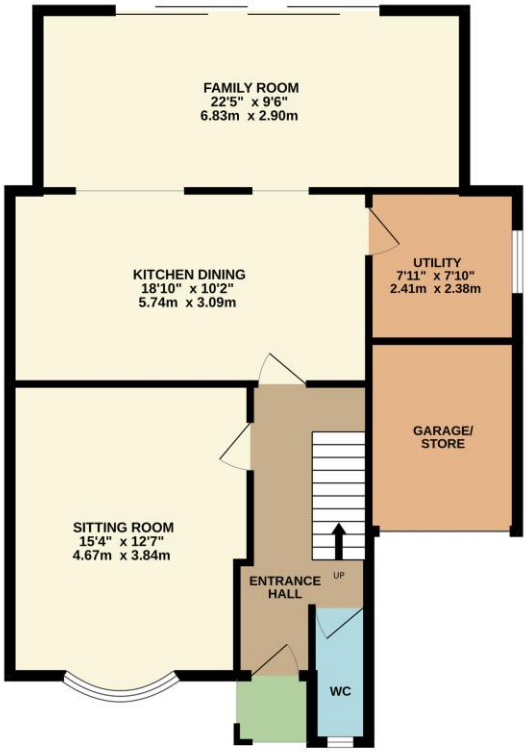




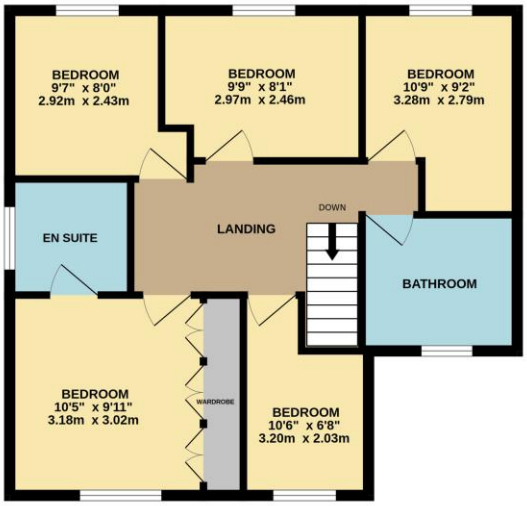




GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



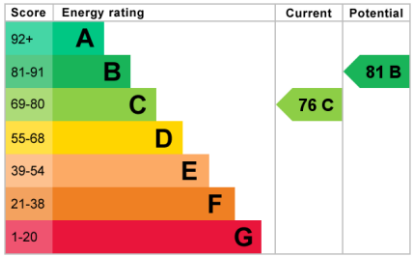
1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

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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