



# Stonebow Road, Drakes Broughton

Asking Price: £209,995

- Three bedroom end terrace property
- En-suite to Master
- Fitted Kitchen with Integral appliances
- Lounge and Conservatory
- Ground Floor W/c
- First Floor Family Bathroom
- Village Location
- Single garage

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& Partners

# Stonebow Road

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\*\*\* 3 BEDROOM property with EN-SUITE TO MASTER - VILLAGE LOCATION \*\* This lovely family home is set at the end of a private driveway, which leads to an exclusive cul-de-sac of only three houses, each of which benefit from garaging. The accommodation is set over two floors and comprises; Entrance, Hallway, Ground Floor W/c, Fitted Kitchen, Living Room and Conservatory. To the first floor are three bedrooms, the master featuring an en-suite, and a family bathroom. To the rear of the property is an enclosed Garden.

## Approach

The property occupies a secluded location at the end of a private driveway. A footpath leads from the garages to the end of a small terrace of three homes, through a courtesy gate and up to the entrance with portico above, allowing sheltered access into the property.

## Entrance

The entrance has thoughtfully been laid with Coir matting and has a double glazed door to the front and a radiator.

## Hallway

Laminate flooring, doors leading to the Kitchen, W/c & Lounge, and stairs rising off and up to the first floor - with a useful inset area to the foot of the stairs where coats can be stored.



## Fitted Kitchen 10' 2" x 9' 6" (3.09m x 2.89m)

Fitted with a range of wall mounted and base units with worksurface over, incorporating a one and a half bowl stainless steel sink & drainer. Integral appliances include a gas hob with extractor over and double oven beneath and there is space and provision for a washing machine, dishwasher and vertical fridge freezer. Further features include a double glazed window to the front and a tiled floor.

## Ground Floor W/c

Having white suite comprising low level W/c & wash hand basin set into vanity unit, and a radiator.

## Living Room 15' 0" x 13' 0" (4.58m x 3.95m)

This lovely room has double glazed patio doors with windows set either side leading out to the conservatory, radiator and a door into an extremely useful storage cupboard set under the stairs.

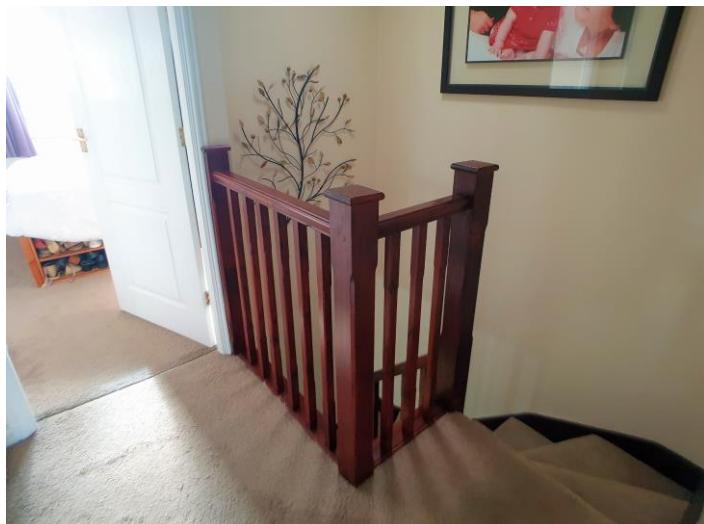


## Conservatory 10' 2" x 8' 0" (3.11m x 2.45m)

With dwarf wall, power point and double doors leading out to the rear garden.

## First Floor Landing

Doors to all bedrooms and the family bathroom. Access to the loft space is also gained from this area.



## Master Bedroom 15' 1" x 11' 4" (4.60m x 3.46m)

Double glazed window to the front, radiator and door leading to the En-suite.

## Bedroom 2 13' 0" x 7' 10" (3.95m x 2.38m)

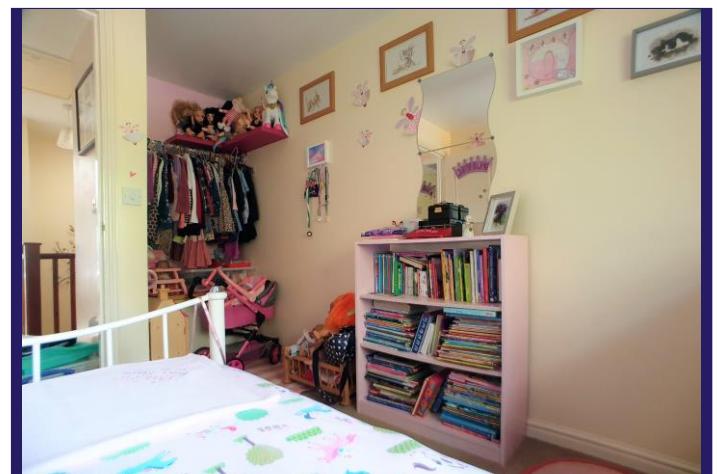
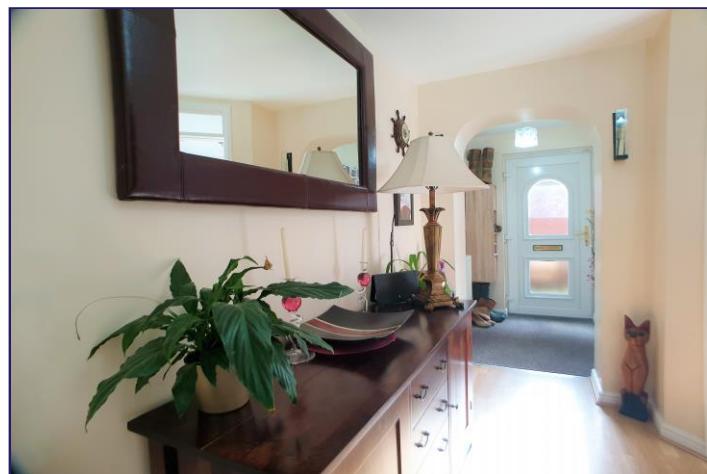
Double glazed window to the rear and radiator.

## Bedroom 3 13' 1" x 6' 11" (4.00m x 2.12m)

Double glazed window to the rear and radiator.

## Family Bathroom 9' 3" x 7' 5" (2.83m x 2.27m)

Fitted with a white suite comprising low level w/c, 'P' shaped bath with shower screen and wash hand basin set into vanity unit. To the side aspect is an obscured double glazed window and this room also has a radiator.



## Rear Garden

A raised area of decking leads out from the rear of the property, providing a charming area for alfresco dining. In the majority the Garden is laid to lawn, with a playhouse located along the rear boundary. A pedestrian gate allows access to the side and in turn around to the front of the property.



## Garage

Conveniently located nearest to the property and providing a sheltered area for a car.

GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.  
Whilst every care has been taken to describe the property accurately, the measurements of rooms, windows, doors 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 measurements have not been checked and no guarantee is given as to their accuracy or whether they can be given.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A+ to D)	B	(A+ to D)	B
(D+ to E)	C	(D+ to E)	C
(E+ to F)	D	(E+ to F)	D
(F+ to G)	E	(F+ to G)	E
(G+ to H)	F	(G+ to H)	F
(H+ to I)	G	(H+ to I)	G
Good energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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