



Chapel Lane, Wyre Piddle

Asking Price: £230,000

- Detached house with summer house and parking
- Refurbished throughout by the current owners
- New kitchen, bathroom, decoration and flooring
- Open plan sitting room/kitchen (kitchen with extensive integrated appliances)
- Double bedroom
- Attic room (with restricted head height)
- Low maintenance rear garden
- Located in a quiet no through road on the edge of a popular village
- NO CHAIN

**Nigel Poole
& Partners**

The Quarter Deck, Chapel Lane

Wyre Piddle

Asking Price: £230,000

****REFURBISHED DETACHED HOUSE WITH PARKING AND SUMMER HOUSE**** This detached house has been completely renovated throughout by the current owners. It is immaculately presented and offered for sale with no onward chain. Lovely open plan lounge/kitchen with rear hallway with access into the rear garden. Kitchen has extensive integrated appliances including oven/grill, hob, microwave, dishwasher, washing machine, fridge and freezer. Double bedroom and attic room (with restricted head height). Low maintenance rear garden with summer house which has light and power. Parking for several vehicles. Located in a no through road on the outskirts of a poplar riverside village. NO CHAIN.

Front:

Gravelled drive with double wooden gates which lead to parking area and onwards into the rear garden.

Entrance Hall:

Obscure double glazed entrance door. Double glazed window to the side aspect. Ceramic tiled floor. Door into shower room. Open plan into sitting room/kitchen.



Sitting Room/Kitchen: 16' 7" x 14' 3" (5.05m x 4.34m)

Open plan sitting room/kitchen. Sitting area with wall mounted electric heater. Kitchen area with breakfast bar. Double glazed windows to the side aspect. Range of cream gloss wall and base units surmounted by work surface (wall units with down lights). Stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated appliances include: Zanussi oven/grill; microwave; four ring electric hob with extractor hood; dishwasher; washing machine; fridge and freezer. Tiled floor. Open plan into rear hallway.



Rear Hallway:

Obscure double glazed door into the rear garden. Electric wall heater. Tiled floor. Door into bedroom. Stairs rising to attic room.



Bedroom One: 9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed window to the rear aspect. Under stairs storage cupboard.



Attic Room 29' 9" x 10' 0" (9.06m x 3.05m)

Sloped ceilings and restricted head height. Obscure double glazed window to the side aspect.



Shower Room 8' 5" x 4' 7" (2.56m x 1.40m)

Obscure double glazed window to the front aspect. Walk in shower cubicle with Triton electric shower. Vanity unit with wash hand basin and low level w.c. Heated towel rail. Shaver point. Extractor fan. Tiled splash backs and floor.



Summer House: 15' 8" x 15' 2" (4.77m x 4.62m)

Triple aspect with double glazed French doors into the garden.

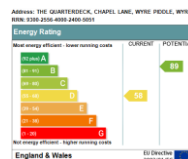
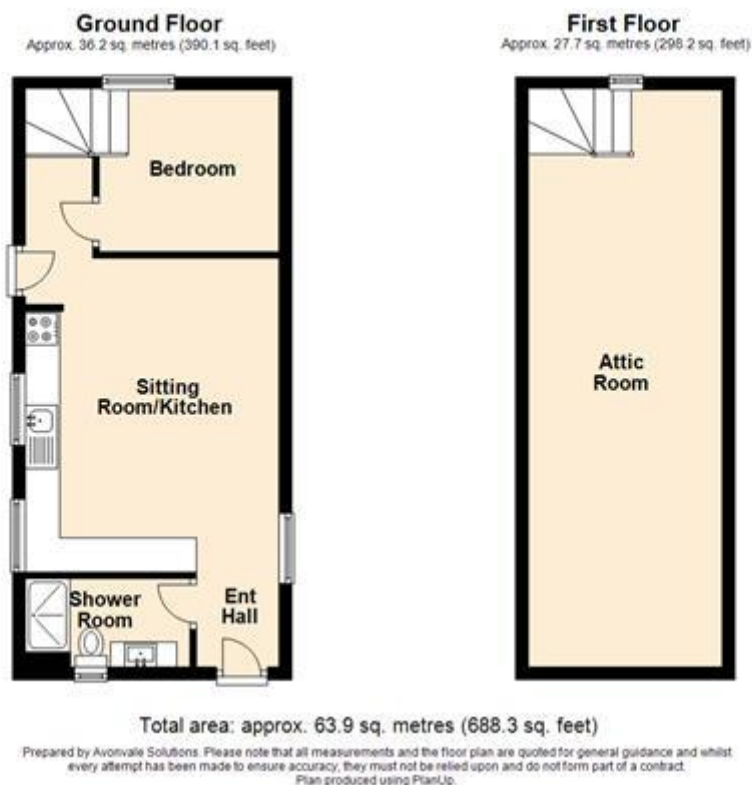


Directions:

Head through the village towards the bridge. Just before the bridge turn right down Chapel Lane. Pass Swans Down and two new build properties. Turn right immediately after cottage painted yellow – just before house with Wesley Villa on. Quarter Deck is on the right.

Garden:

The enclosed rear garden is low maintenance with a gravelled parking area and double gates leading to the front. At the bottom of the garden is a summer house with light and power. The property itself has exterior lighting and a watering tap.



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