



Cyrpress Point Grove

Dinnington

- Double driveway
- Three bedrooms
- Ground floor WC
- Village location

Asking price £195,000

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ROOK
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Dinnington

Entrance Porch 3'08 x 4'0 (1.11m x 1.21m)

The front door opens to an entrance porch with access to the lounge.

Lounge 11'10 x 14'08 (3.60 x 4.47m)

A comfortable lounge with double glazed window to the front, carpeted flooring and access to the inner hallway.

Ground Floor WC 3'07 x 4'03 (1.09m x 1.29m)

With wash hand basin and WC.

Breakfasting Kitchen 11'10 x 7'10 plus recess (3.60m x 2.38m)

A modern fitted kitchen with contrasting work tops, integrated appliances, sink unit inset and double-glazed window and doors to the garden.

First Floor Landing

A carpeted landing with access to:

Bedroom Two 11'10 x 10'5 into recess (3.60m x 3.17m)

A lovely room with double glazed window to the rear and carpeted flooring.

Bathroom 5'6 x 7'11 (1.67m x 2.41m)

The bathroom has a bath tub with shower over, wash hand basin, WC, extractor fan and part tiled walls.

Bedroom Three 8'10 x 11'11 (2.69m x 3.63m)

A beautiful room with two double glazed windows to the front and carpeted flooring.

Second Floor Landing

A carpeted landing with storage cupboard.

Principal Bedroom 8'5 plus r x 24'1 max into recess (2.56m x 7.34m)

A vast bedroom with two double glazed windows and carpeted flooring.

Garden

There is a double driveway to the front and an enclosed garden to the rear with a patio area and lawn.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: B

P00006966/EC/SCJ/10012024/V.2



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