



BREAMISH ELLINGTON

A delightful 3 bedroom semi detached home within the popular village of Ellington. The property briefly comprises of an entrance porch, spacious lounge, dining room, kitchen with utility and large orangery. Upstairs there are 2 double bedrooms, a single bedroom and a family bathroom. Externally this is a well stocked low maintenance rear garden and a lawned area to the front with driveway for two cars and garage. An internal inspection is required to appreciate the standard of property on offer.

To arrange your viewing contact the Ashington branch on 01670 850 850

OIEO £210,000



**ROOK
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BREAMISH

ELLINGTON

ACCOMMODATION COMPRISES

ENTRANCE

UPVC Entrance Door, porch – double glazed window to front, double radiator

LOUNGE 14'8 (4.47) plus stairs x 14'11 (4.55)

Double glazed window to front, double radiator, built in storage cupboard, television point, coving to ceiling

DINING ROOM 8'4 (2.54) X 10'8 (3.25)

Double radiator, coving to ceiling, double glazed french doors leading to orangery

KITCHEN 8'9 (2.67) x 10'7 (3.22)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated dishwasher, laminate flooring

UTILITY ROOM

Double glazed window to rear, fitted full height units/work tops, plumbed for washing machine, double radiator, laminate flooring

ORANGERY

Dwarf walls, double glazed windows, double radiator, solid fuel stove

FIRST FLOOR LANDING

Double glazed window to side

BEDROOM ONE 9'11 (3.02) X 11'6 (3.51)

Double glazed window to the front, single radiator

BEDROOM TWO 11'10 (3.35) X 8'1 (2.46)

Double glazed window to rear, single radiator, built in cupboard, loft access

BEDROOM THREE 7'4 (2.24) X 8'9 (2.67) into doorwell

Double glazed window to front, single radiator, built in cupboard

BATHROOM/WC

3 piece white panelled bath, mains shower over, wash hand basin in vanity unit, low level w/c, heated towel rail, two double glazed windows to rear, tiling to walls, tiled flooring, extractor fan

FRONT GARDEN

Laid mainly to lawn, blocked paved double driveway

REAR GARDEN

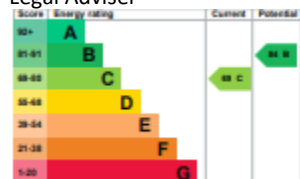
Low maintenance garden, patio area, flower beds, garden shed

GARAGE

Single, attached

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: B

EPC Rating: C

AS00009649/GD/DS/12/12/2023/V.3



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