IAN WATKINS
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AN EXTENDED 3 BED FAMILY HOUSE IN THE FAVOURED AREA OF DURRINGTON

- Three Bedrooms
- 23' Lounge/Dining Room
- Utility Room & Cloakroom
- Feature Kitchen/Breakfast Rm
- Bathroom/WC
- Double Glazed & Gas Heating
- Feature Rear Garden
- Off Road Parking for 3 Cars

£340,000 - £360,000 GUIDE FREEHOLD

Helping you find your home

** Guide Price £340,000 - £360,000 **. Ian Watkins Estate Agents are pleased to offer for sale this extended three bedroom end of terrace house in the favoured area of Durrington, close to local park, shops, schools, library and doctors surgery. The accommodation features spacious lounge/dining room, utility room, downstairs cloakroom and feature kitchen/breakfast room. On the first floor is three bedrooms with fitted bedroom furniture and family bathroom. Outside there is a feature rear garden, front garden and three car parking spaces at the rear of the property. Further features include double glazing and gas heating. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE
Front door to -

ENTRANCE PORCH
With stained glass double glazed windows, coat rack, door to -

SPACIOUS LOUNGE/DINING ROOM - 7.01m x 4.39m (23' x 14' 5")
Maximum measurement, narrowing at the dining room end to 7'3". This room is double aspect with double glazed windows, feature wood effect flooring, feature marble fire place surround with electric fitted fire, radiator, coved and flat ceiling, in the dining area is a further radiator, feature wood effect flooring, coved and flat ceiling, door to -

UTILITY ROOM - 2.57m x 2.16m (8' 5" x 7' 1")
Comprises inset single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for washing machine, space for tumble drier, eye level unit, wall mounted gas fired boiler which supplies domestic hot water and central heating, further fitted larder cupboard and shelving, space for fridge, door with cat flap to the side, rear and front gardens.

DOWNSTAIRS CLOAKROOM
With low level suite, wash hand basin with tiled splashback, radiator, extractor.

FEATURE KITCHEN/BREAKFAST ROOM - 4.09m x 3.1m (13' 5" x 10' 2")
Excellent range of modern fitted units comprising butler style sink with Swan neck mixer tap, feature oak work top surfaces with cupboard and drawers under, plus wine rack and eye level cupboards over, space for range cooker with extractor over, further oak work top surfaces with cupboard and drawers under and eye level cupboards over, integrated tall fridge/freezer, part tiled walls, double glazed window. In the breakfast area there is a space for a table, double glazed double doors leading to the feature rear garden.

STAIRS LEADING FROM THE LOUNGE TO -

FIRST FLOOR LANDING
Double glazed window, hatch to roof space with pull down ladder.

BEDROOM ONE - 4.11m x 2.51m (13' 6" x 8' 3")
Excellent range of fitted bedroom furniture comprising two double wardrobes, overbed cupboards, two bedside cabinets with display shelving over, dressing table, double glazed window, coved and textured ceiling.

BEDROOM TWO - 2.82m x 2.49m (9' 3" x 8' 2")
Comprising built-in double wardrobe, radiator, double glazed window, coved and textured ceiling.

BEDROOM THREE - 3.2m x 1.83m (10' 6" x 6')
Comprising excellent range of fitted bedroom furniture, radiator, double glazed window, coved and textured ceiling.

BATHROOM/WC
White suite comprising bath with wooden side panel, fitted shower attachment and shower screen, wash hand basin with cupboards under, low level WC, part wooden panelled walls, part tiled walls, heated towel rail, frosted double glazed window, wall mounted Dimplex convector heater.

OUTSIDE

FEATURE REAR GARDEN
The feature rear garden offers a good degree of seclusion, mainly laid to featured decking, aritifical area of grass, Summerhouse, side area with further wooden decking with outside water tap and gates that lead to the front garden, double wooden gates which give access to -

THREE CAR PARKING SPACES AT THE REAR OF THE PROPERTY

FRONT GARDEN
Laid to lawn with tree and central garden path leading to the front door.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS
OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed
Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.