



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

The Nurseries, Eaton Bray | £350,000  
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**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS®**

Three bedroom property situated in the heart of Eaton Bray, within walking distance of all village amenities. The property comprises; entrance hall, cloakroom, lounge/diner, kitchen downstairs. Upstairs there are three good sized bedrooms and a family bathroom. Outside offers a fully enclosed rear garden and garage, driveway parking to the front.

#### **FRONT**

Driveway parking to the front of garage and a path leading to front door. Mainly laid with mature shrubs.

#### **ENTRANCE HALL**

Entry via composite door with UPVC double glazed window to side. Laminate flooring, dado rail, radiator and storage cupboards. Stairs rising to first floor. doors off to lounge, kitchen and cloakroom.

#### **CLOAKROOM**

Two piece suite comprising; bowl sink with mixer tap over and storage cupboard under. Dual flush W.C. UPVC double glazed obscure window to the front aspect.

#### **KITCHEN**

A range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap over. Four ring gas hob with extractor over and oven under. Space and plumbing for washing machine. Space for under counter fridge and freezer. Tiled flooring and part tiled walls, Cupboard under stairs and radiator. UPVC double glazed window and door to the rear aspect.

#### **LOUNGE**

Fitted carpet, two radiators, coving to ceiling and gas fireplace. UPVC double glazed bay window to the front aspect and double doors opening to rear garden.

#### **LANDING**

Fitted carpet, dado rail, radiator and loft access. UPVC double glazed window to the rear aspect. Doors off to bedrooms and bathroom.

#### **MASTER BEDROOM**

Fitted carpet, radiator, coving to ceiling and cupboard over stairs. UPVC double glazed window to the front aspect.

#### **BEDROOM TWO**

Fitted carpet, radiator and recessed lighting. UPVC double glazed window to the front aspect.

#### **BEDROOM THREE**

Fitted carpet, radiator and UPVC double glazed window to the rear aspect.

#### **BATHROOM**

Three piece suite comprising; bath with glass screen, single taps and shower over. Pedestal wash hand basin with single taps over and low level W.C. UPVC double glazed obscure window to the rear aspect.

#### **REAR GARDEN**

Fully enclosed rear garden. Mainly laid to lawn with mature shrubs. Wooden shed, access to garage and gated side access. Pergola over patio area.

#### **GARAGE**

Metal up and over door. Light and power. UPVC double glazed door to the side aspect.



TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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