



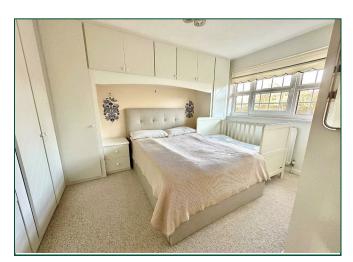
## **Peppercorn Way**

East Hunsbury NN4 0TT Guide Price £325,000

A beautifully presented three double bedroom detached family home situated in the desirable area of East Hunsbury. The property is located near to Wootton Primary School and Wootton Valley Country Park.

Accommodation comprises porch, sitting room and dining room with a modern, re-fitted kitchen adjacent. There is an inner hall with a cloakroom/WC and access to the garage space. To the first floor is three double bedrooms, all with fitted wardrobes, re-fitted en-suite to the master bedroom and a re-fitted family bathroom. Outside, the front garden has been landscaped with an impressive monkey puzzle tree. There is also a driveway leading to a single garage which has been partially converted but can be easily returned to a working garage. The rear garden has been fully landscaped with a paved patio area, artificial lawn, a timber shed and summerhouse with timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/964/M)

- Beautifully presented three double bedroom detached home
- · Re-fitted en-suite to master bedroom
- · Two reception rooms
- · Gas radiator heating
- · Landscaped rear garden
- Driveway and partially converted garage









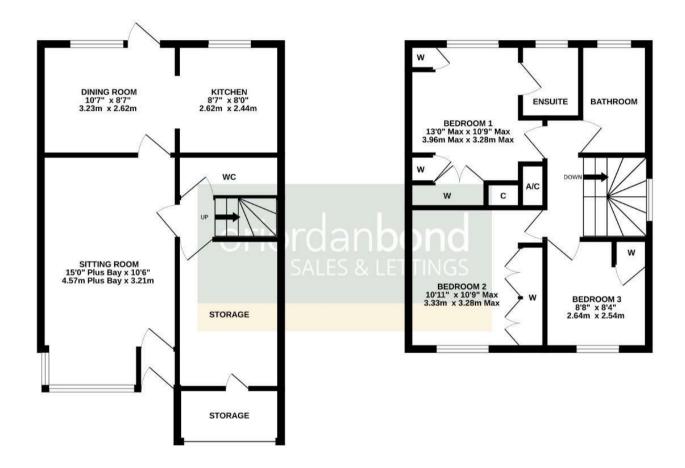






GROUND FLOOR 526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR 438 sq.ft. (40.7 sq.m.) approx.



#### TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, window, morns and any other items are approximate and no responsibility is taken for any error, omission or miti-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The softening the appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metopic (2022)





### **Additional information**

- · Council Tax Band: C
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

# O'Riordan Bond Hunsbury Sales 01604 706007

hunsbury@oriordanbond.co.uk



