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## Description

This beautifully presented home, has been extended by the current owners, to offer FIVE double bedrooms. Conveniently located in the popular "Fleetwing" area of Durrington. The current owners have lived happily here for over 20 years. This versatile home benefits from local schools, shops, parks, bus routes, and easy access to the A24 and A27 all nearby. We have accommodation that offers the following, an entrance hall with with ground floor WC, with wash hand basin. Further storage cupboard for coats etc. A 23ft lounge/dining room, with full length bi-fold doors, that lead out to the rear garden that is south facing. A retractable sun canopy, covers the composite decking area. Steps lead down into the garden, with side access. Modern fitted kitchen, measuring over 17ft, with a four ring gas hob, integral oven, and modern worktops. A PVC door to garden. On the first floor, there are three further double bedrooms. Bedroom one has an additional room, that is verastile., and recently plastered (measuring 11"6 x 6"7) that could be used as a dressing room/office/en suite. Further stairs leading up to the second floor with a velux window, allowing lots of natural light. On the second floor there are two further double bedrooms. Both bedrooms have velux windows. To the front of the property, there is ample off road parking, and a garage with power and light. Viewing is highly recommended.

## Key Features

- Five Double Bedrooms
- 23ft Lounge/Dining Room
- Bi-fold Doors to Rear Garden
- South Facing Rear Garden
- Freehold
- Semi-Detached Chalet
- Popular "Fleetwing"
- Modern Kitchen and Bathroom
- Council Tax Band - D
- EPC - TBC





**Front Garden**  
Off road parking for multiple vehicles

**Entrance Hall**

**Cloakroom/W.C**  
**1.64 x 1 (5'4" x 3'3")**

**Storage Cupboard**

**Living/ Dining Room**  
**7.17 x 3.48 (23'6" x 11'5")**  
Bi-folds

**Kitchen**

**5.21 x 2.46 (17'1" x 8'0")**

**Bedroom One**

**4.78 x 2.46 (15'8" x 8'0")**

**Dressing Room/ Office**  
**3.53 x 2.04 (11'6" x 6'8")**

**Bedroom Two**

**3.77 x 3.5 (12'4" x 11'5")**

**Bedroom Three**

**3.74 x 2.40 (12'3" x 7'10")**

**Bathroom**

P shaped bath, modern tiles, wash hand basin, lower level WC

**Stairs to Second Floor**

Storage cupboard, Velux window

**Bedroom Four**

**3.74 x 2.25 (12'3" x 7'4")**

Built in wardrobes and eave storage.

**Bedroom Five**  
**3.74 x 2.25 (12'3" x 7'4")**  
Built in wardrobes and eaves storage.

**Outside**

**Driveway & Garage**  
tot he front is the driveway which provide ample off road parking leading to the garage with an up and over door and inside is a Electric Car charging point

**Covered Side Area**  
Leading from the front of the house to the rear garden

**Rear Garden**  
South Facing with composite decking and side access. Retractable sun canopy.



## Floor Plan Tyne Close



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	60

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	60	76

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