



119 Ian Road

Newchapel, ST7 4PP

Price £199,950



Here at Carters we are thrilled to welcome to the market this beautifully presented family home which is ideally situated in a highly sought-after residential location, benefitting from close proximity to reputable local schools and a range of amenities.

To the front of the property, a private driveway provides off-road parking for two vehicles and leads to a detached garage. Internally, the ground floor offers well-proportioned accommodation, comprising a spacious living room featuring French doors that open onto the rear garden, together with a stylish open-plan kitchen and dining area, designed for modern family living and entertaining.

To the first floor, the property continues to impress with three generously sized bedrooms and a contemporary three-piece family bathroom suite, finished to a modern standard.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring artificial lawn and a timber decking area, ideal for outdoor dining and relaxation. Further benefits include a detached garage and a fully powered and illuminated summer house, offering versatile additional space suitable for a home office, studio, or leisure use.

This is a superb opportunity to acquire a well-appointed home in a desirable location, ideal for families, first-time buyers, or those seeking a move-in ready property.

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Entrance Hallway

Composite double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator. Laminate flooring.

Living Room

22'2" x 11'8 max (6.76m x 3.56m max)

UPVC double glazed french doors to the rear elevation. UPVC double glazed window to the front elevation.

Gas fire with an attractive surround and a granite hearth. Covings. Laminate flooring.

Dining Area

8'1" x 8'6" (2.46m x 2.59m)

UPVC double glazed window to the side elevation.

Recessed ceiling down lighters. Under stairs storage cupboard. Radiator. Laminate flooring.

Kitchen

7'8" x 9'2" (2.34m x 2.79m)

UPVC double glazed window to the rear elevation. Composite double glazed stable door to the side elevation.

Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a

drainer. Built in electric oven. Four ring induction hob. Built in extractor hood. Integrated fridge. Space and plumbing for a washing machine. Recessed ceiling down lighters. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft which is boarded and has a ladder and light. Airing cupboard.

Bedroom One

8'9" x 10'2" (2.67m x 3.10m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Two

8'9" x 11'9" (2.67m x 3.58m)

UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

Bedroom Three

7'3" x 6'10" (2.21m x 2.08m)

UPVC double glazed window to the front elevation. Fitted wardrobes and single bed frame. Radiator.

Bathroom

UPVC double glazed window to the rear elevation. Three piece fitted bathroom suite comprising of; a p shaped bath with a rainfall

shower over, wall mounted wash hand basin and a low level w.c. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

Garage

16'2" x 9' (4.93m x 2.74m)

Up and over garage door to the front elevation. UPVC double glazed window to the side elevation.

Power and lighting.

Summerhouse

8' x 7'11" (2.44m x 2.41m)

Timber summer house with power and lighting.

Externally

To the front of the property, a driveway provides off-road parking for two vehicles and leads to the garage. The front garden is attractively landscaped, featuring a flower bed with a variety of seasonal plants and shrubs.

To the rear, there is a low-maintenance garden comprising artificial lawn and a timber decking area, enjoying open field views beyond. For added convenience, the rear garden also benefits from an external power socket and an outside tap.

Additional Information

Freehold. Council Tax Band B.

Total Floor Area: 67 Square Meters / 721 Square Foot.

Disclaimer

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Ground Floor



First Floor



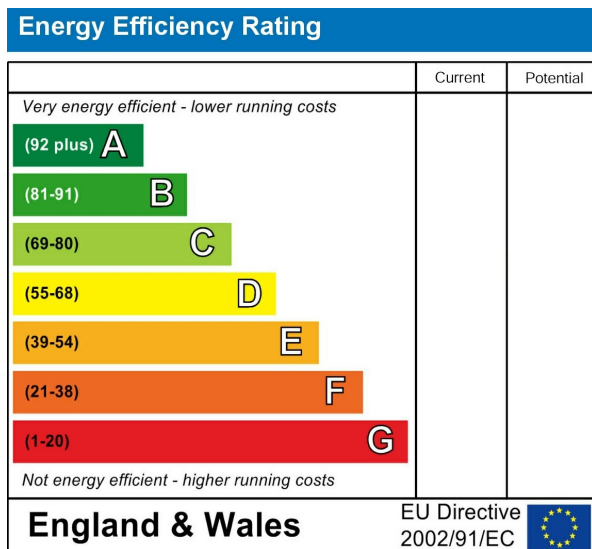
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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