

£235,000

64 Defoe Drive, Park Hall, ST3 5RS



- THREE BEDROOM DETACHED
- ATTACHED LARGE GARAGE
- DOWNSTAIRS W/C
- UTILITY AREA
- POPULAR LOCATION
- CLOSE TO PARK HALL COUNTRY PARK
- QUIET RESIDENTIAL LOCATION
- INTEGRATED APPLIANCES
- IDEAL FAMILY HOME

A beautifully presented three bedroom detached property located in the heart of Park Hall. This property offers a spacious lounge, kitchen, dining area, utility, downstairs w/c, three bedrooms and family bathroom - not to mention the large garage space! Externally, there is off road parking and lovely low maintenance gardens. This home could be perfect for you, call us now to book your viewing.

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PORCH

UPVC double doors entering you to place your shoes on the tiled floor, UPVC front door will take you through into the entrance hall.

ENTRANCE HALL

Newly fitted carpets, stairs to the first floor ahead. Space to hang your coats up to the left and head straight through to the lounge on your right.

LOUNGE

15'7" x 11'6" (4.75m x 3.51m)

A nice bright spacious lounge with modern fitted carpet and UPVC double glazed bow window overlooking the front of the property allowing lots of light into the room. Electric fireplace with a marble surround and hearth. Two central heating radiators.

KITCHEN

14'6" x 8'2" max 12'8" (4.42m x 2.49m max 3.68m)

A great kitchen area to cook for family and friends offering lots of space. Integrated electric oven & grill, extractor fan, dishwasher and fridge. The wall and base units offer a generous range of storage, with marble worktops and stainless steel sink unit. Tiled flooring and tiled splashback. Central heating radiator. Access through into second reception room. Under stair storage.

DINING ROOM

8'6" x 7'6" (2.59m x 2.29m)

A perfect area to use as a second reception room with seating area or a dining area to allow more space in the kitchen. Tiled flooring with central heating radiator. Views out into the back garden. UPVC window.

UTILITY

9'6" x 5'10" (2.90m x 1.78m)

The extra space that everybody wants - a utility room to house your washing machine, tumble dryer, fridge/freezer. Wash hand basin and shelving installed here. Access through to back garden and garage space. Tiled flooring. Central heating radiator. UPVC window.

DOWNSTAIRS W/C

Low level w/c. Tiled flooring.

STAIRS AND LANDING

Newly fitted carpets. Central heating radiator. Three bedrooms off the landing and storage space. Loft hatch which is boarded and ladder access installed.

BEDROOM ONE

14'0" x 8'2" (4.27m x 2.49m)

Newly fitted carpet. UPVC window. Central heating radiator.

BEDROOM TWO

10'1" x 8'2" (3.07m x 2.49m)

Newly fitted carpet. UPVC window. Central heating radiator.

BEDROOM THREE

6'10" x 6'1" (2.08m x 1.85m)

Newly fitted carpet. UPVC window. Central heating radiator. Over stair storage space.

FAMILY BATHROOM

6'0" x 6'0" (1.83m x 1.83m)

A white bathroom suite, with a panelled bath and an electric shower above. Low level w/c and pedestal hand wash basin. Ceramic tiled walls and vinyl flooring. Central heating radiator. UPVC window.

GARAGE

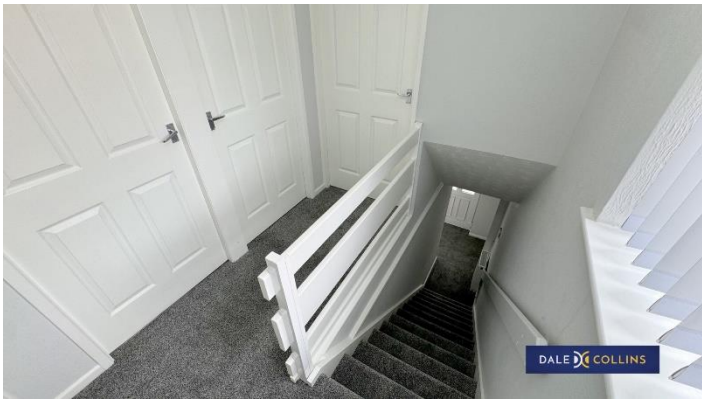
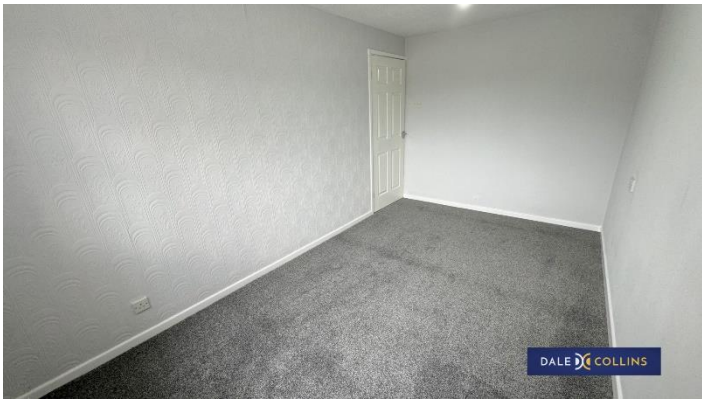
18'6" x 11'8" (5.64m x 3.56m)

An outstanding sized garage with a newly installed garage door. Combi boiler housed in here.

EXTERNALLY

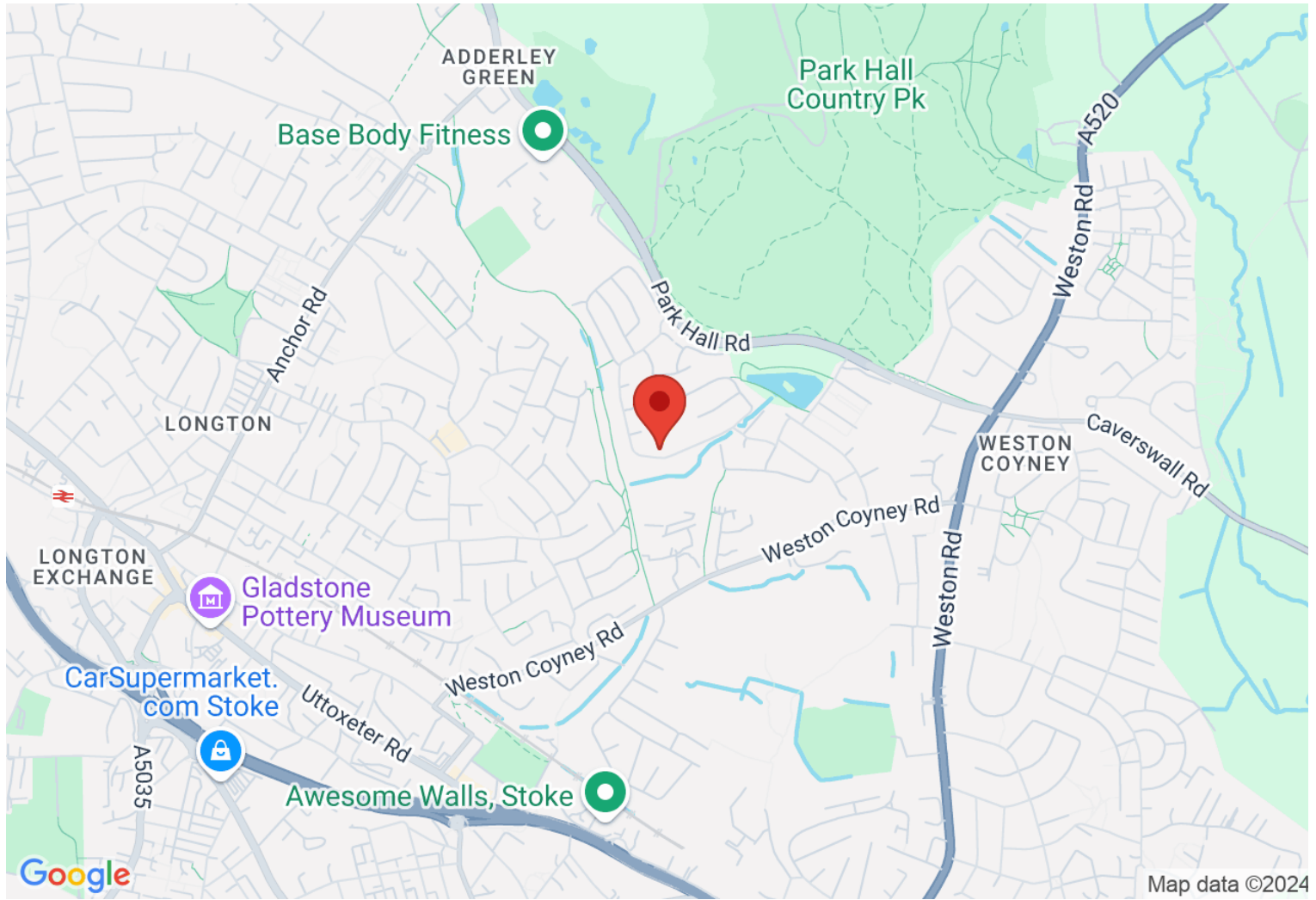
Off road parking to the front of the property with a lawn area to the side. Access through the side of the property and through the garage space to the back of the property. Low maintenance garden to the rear with a patio area, lawn space and decking to the back. Surrounded by fencing. Outdoor tap. Perfect for family and friends to come and visit!







Location: 64 Defoe Drive, Park Hall, ST3 5RS



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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