

## Petersfield Close, Long Stratton

Guide Price £260,000 to £270,000

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The property is entered via a welcoming entrance hall which leads through to a bright and spacious living room and from here double doors open into a substantial conservatory which provides additional reception space and enjoying pleasant views over the rear garden. A separate dining room opens into the contemporary fitted kitchen, which offers an excellent range of storage units, generous worktop space and ample room for a variety of appliances. To the first floor, the landing gives access to three bedrooms, including a principal bedroom with en-suite shower room. Completing the accommodation is a modern family bathroom. To the front is a low-maintenance shingled area and to the side there is a single garage and an allocated off-road parking space. The rear garden is predominantly laid to lawn.

## Key Features

- GUIDE PRICE £260,000-£270,000
- Presented in an excellent decorative order
- Large conservatory
- Single garage with parking space
- Mains drainage - Gas ch
- Approximately 850sqft of living accommodation
- Ensuite facilities to principal bedroom
- Walking distance to schools and amenities
- Enclosed rear garden
- Freehold - Council Tax Band C - EPC Rating TBC

