



**11 Priory Court,
Priory Park
1997 38'x20'
Countryhomes Lambrook Cottage**



The Lambrook Cottage is an attractive and modern park home with feature gables and box bay windows. It is of timber frame construction with red decra tiled roof and double glazed white uPVC windows. Heating is provided by lpg combi boiler.

FOR SALE
at an asking price of
£129,495

Viewing is strictly by appointment only.
To make an appointment, please telephone 01473 727393

Accommodation comprises:

Mahogany effect uPVC front door leading over semi circular steps with decorative wrought iron hand rails to the

Entrance Hall, with inset doormat, cloaks cupboard to the right and door into the

Lounge (19'8" x 11'10") with two box bay windows facing south and overlooking the front garden area. A feature electric fire with living coal effect in an Adams style surround provides a focal point. Sky TV and telephone points are fitted in this room. A door leads to the

Dining Room (9'10" x 9'8") has a box bay window looking onto the garden. Dining suite comprising table and four chairs and sideboard to be included in the sale. Doors lead to the inner hallway and

Kitchen (9'10" x 9'8") with fitted high gloss white floor mounted and high level cupboards with soft close feature drawer pack. White ceramic one and a half bowl sink is fitted under 40mm worktops. Fully enclosed wall mounted combi boiler, lpg gas hob, fan assisted oven with integrated extractor hood are all fitted with spaces, plumbing and wiring for fridge/freezer and washing machine. Half glazed white uPVC door opens into the rear garden.

The inner hallway has doors opening into an airing cupboard with low wattage electric heater, a cloaks cupboard and leading to the

Bathroom (5'7" x 6'8") has a pergamon coloured bathroom suite with gold fittings comprising bath, close coupled wc and pedestal basin. The bath is finished with two rows of matching tiles above and the basin with one as well as a mirror & shelf.

Master Bedroom (9'10" x 9'8") features fitted white wardrobes, drawers and dressing table all finished with gold trim. A box bay window looks out onto the front garden. A door leads into the

En-suite bathroom which is fitted with a fully tiled shower cubicle with glazed door, white, close coupled wc and pedestal basin with a single row of splashback tiles.

Bedroom Two (9'10" x 9'8") has fitted white wardrobes and drawers as bedroom one. A picture window looks out into the back garden.

The large garden has a drive with carparking for two cars to the north of the home. The garden is relatively low maintenance with large areas laid as patio with a number of flower beds and borders. At the end of the garden there is a 13' x 10' metal garden shed containing electric power.

New fitted carpets, curtains, rails and light fittings are included throughout. The vendor will take all personal effects and furniture unless specifically stated.