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Estate Agents

## Park View Duncan Place

Loftus, TS13 4PR

**£265,000**



Offered for sale with no onward chain is this beautiful three bedroom, detached property in the peaceful setting of Duncan Place in Loftus. The property is located off a private road with an immaculately presented private garden to the rear, three well proportioned bedrooms, a separate dining room and well sized lounge, a detached garage with lighting and electricity with printed concrete driveway. This really is a property which sets itself apart from rest of the market!



Only a short walk to the town centre and all its amenities, which include schools, library, local bus routes, shops and bars, not too mention woodland and clifftop walks, Loftus has had significant investment over the last year or two and continues to improve year on year, now really could be a good time to buy a one off property like this and obtain some real value for money!

Tenure: Freehold

Council Tax: D

EPC Rating: E

#### Hallway

A welcoming hallway awaits, accessed via a white uPVC door, with period wooden panelling to the walls and period radiator, carpet to the floor and staircase leading to the first floor, there are doors to the lounge, dining room and kitchen/diner.

#### Lounge 17'3" x 10'9" (5.28m x 3.30m)

A really well proportioned lounge with large uPVC bow window to the side aspect, and additional uPVC window to the front aspect provides plenty of natural light to the room. The room is carpeted with coving to ceiling, a feature fire surround with marble hearth and backplate along with black gas inset fire, 2 x radiators and and white uPVC French doors onto the rear patio and garden.

#### Dining Room 12'11" x 11'1" (3.95m x 3.39m)

Another well proportioned room with carpet to the floor and coving to ceiling, uPVC bow window to the rear aspect, feature fire surround with marble hearth and backplate, Adams style gas fire, period style white radiator.

#### Kitchen/Breakfast Room 17'4" x 9'10" (5.30m x 3.02m)

With wood effect vinyl flooring, the kitchen offers a wide range of wall and base units, all finished with wooden doors and drawer fronts, marble effect worktops and solid marble breakfast bar, tiled splashbacks, the kitchen benefits from integrated units including dishwasher, fridge/freezer and washing machine, a stainless steel sink/draainer with chrome mixer, double oven, ceramic hob with pull out hood over and integrated microwave, large uPVC window to the side aspect as well as uPVC French doors to the rear patio, double radiator and uPVC door to the side access. There is a downstairs toilet which is accessed via a uPVC to the side of the property.

#### Downstairs WC

Accessed via the side access externally with white toilet and uPVC window to the rear aspect.

#### First Floor

##### Bedroom One 12'9" x 9'7" (3.91m x 2.93m)

A well sized principal bedroom with carpet to the floor and coving to ceiling, there is a large uPVC bow window to the side aspect with views over Coronation Park and hills as well as smaller uPVC window to the front aspect providing plenty of natural light to the room, the bedroom also benefits from a range of fitted wardrobes and drawers finished in walnut veneer, there is a single radiator and storage cupboard.

##### Bathroom 9'10" x 6'11" (3.01m x 2.13m)

A really generous bathroom, a double walk in shower enclosure with mixer shower/soaker, vanity unit finished in gloss white and white basin with chrome mixer, cladded walls and ceiling with downlights, period towel rail and radiator, tile effect flooring and additional storage cupboard, uPVC window to the side aspect.

##### Bedroom Two 11'9" x 10'11" (3.60m x 3.34m)

A double bedroom with carpet to the floor and picture rail to the walls, a range of fitted wardrobes and drawers finished in white, uPVC window to the rear aspect overlooking the beautifully manicured garden and single radiator.

##### Bedroom Three 9'11" x 6'10" (3.04m x 2.10m)

With carpet to the floor and coving to ceiling, there are fitted wardrobes finished in light Maple effect veneer, uPVC window to the rear aspect and single radiator.

#### Externally

##### Front.

Accessed via wrought iron gate with double wrought iron gates to the driveway, the drive and front have been finished in printed concrete (recently sealed), there is access to the right side of the property and this has a privacy hedgerow to the right side of the property. The driveway provides parking for up to two cars and leads to the garage with electric roller shutter door, lighting and electricity, there is also a courtesy door to the rear. There is also side access to the property and rear garden.

##### Rear.

WOW! What an absolutely beautifully, meticulously maintained garden, ready for all to enjoy. A large tiered patio area finished in Indian Stone, there is a retractable sun canopy to the French doors, lighting to the patio as well as a storage shed and greenhouse, the garden is laid to lawn with mature shrubs and trees to the borders providing a private perimeter.

#### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

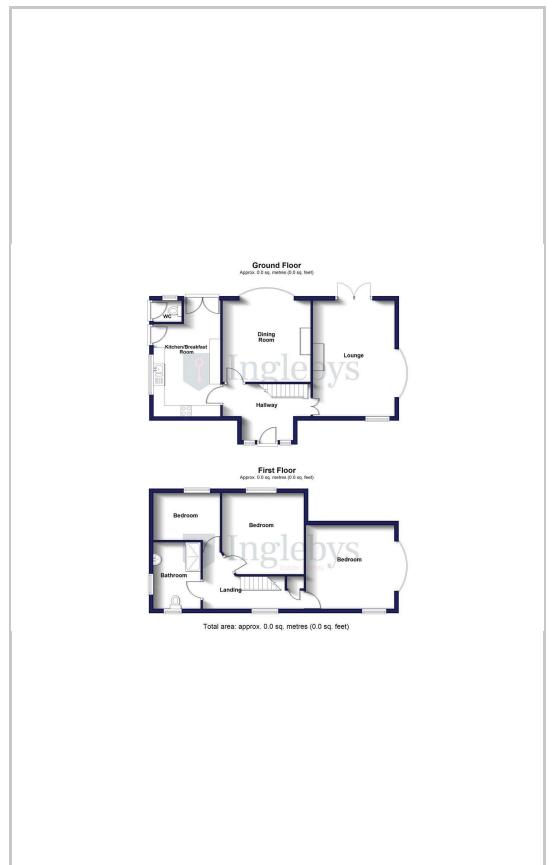
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

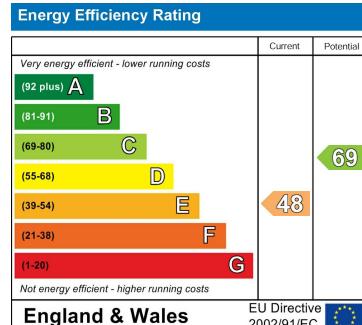
## Area Map



## Floor Plans



## Energy Efficiency Graph



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