

David Doyle

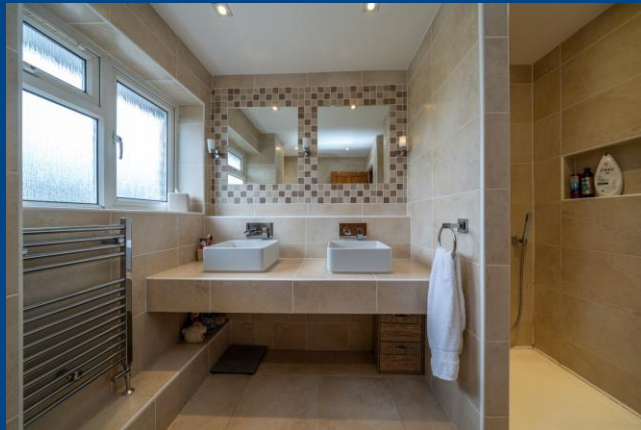
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**65 Gadebridge Road
Gadebridge
HP1 3DU**

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OIEO £450,000 Freehold



David Doyle are pleased to offer to the sales market this well proportioned family home with a garage and driveway situated in this popular HP1 residential side road close to highly regarded schooling, excellent amenities and travel links. The property offers potential to create a self contained annexe and has extension possibilities subject to the necessary planning consents. Presented in good order throughout, the accommodation currently comprises a spacious entrance hall with stairs to the first floor with a large storage cupboard under and doors leading to the generous living room, a separate dining room and a fitted kitchen with a wide range of wall and base units, coordinating work surfaces and space and plumbing for white goods. Accessed from the kitchen is a very useful side passage offering storage facilities and with both front and rear access. To the first floor is a spacious landing with access to the boarded and insulated loft, airing and storage cupboards and doors to three good sized bedrooms, the master of

particularly good size with built in wardrobes and an inter connecting door with shelved storage leading to bedroom three. Finishing the first floor accommodation is the fully tiled family bathroom with his and hers sinks and a larger than average shower cubicle. Externally, the garden is a particular feature of the property being generous in size, well tended and mostly laid to lawn with fenced boundaries, an attractive covered patio area, a shed, brick built WC/utility room and a personal door to the large garage which is currently used as a bar/entertaining space benefiting from light, power and heating. To the front of the property is a driveway providing off street parking facilities leading to the garage facade.

An internal viewing comes highly recommended.

Three Bedroom Family Home

Driveway

Potential To Create An Annexe (STNPC)

Over 1240 Sq Ft

Large Rear Garden

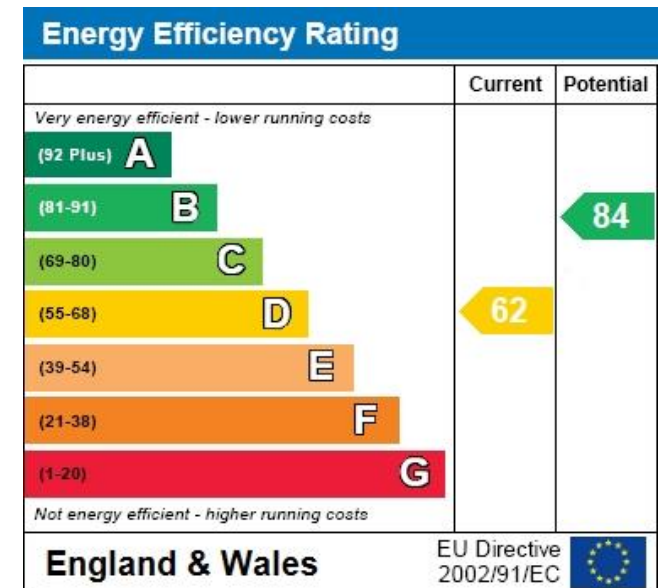
Backing on To Playing Fields

Good Order Throughout

Garage Currently Used As An Entertaining Space

Popular Gadebridge Situation

Viewing Advised

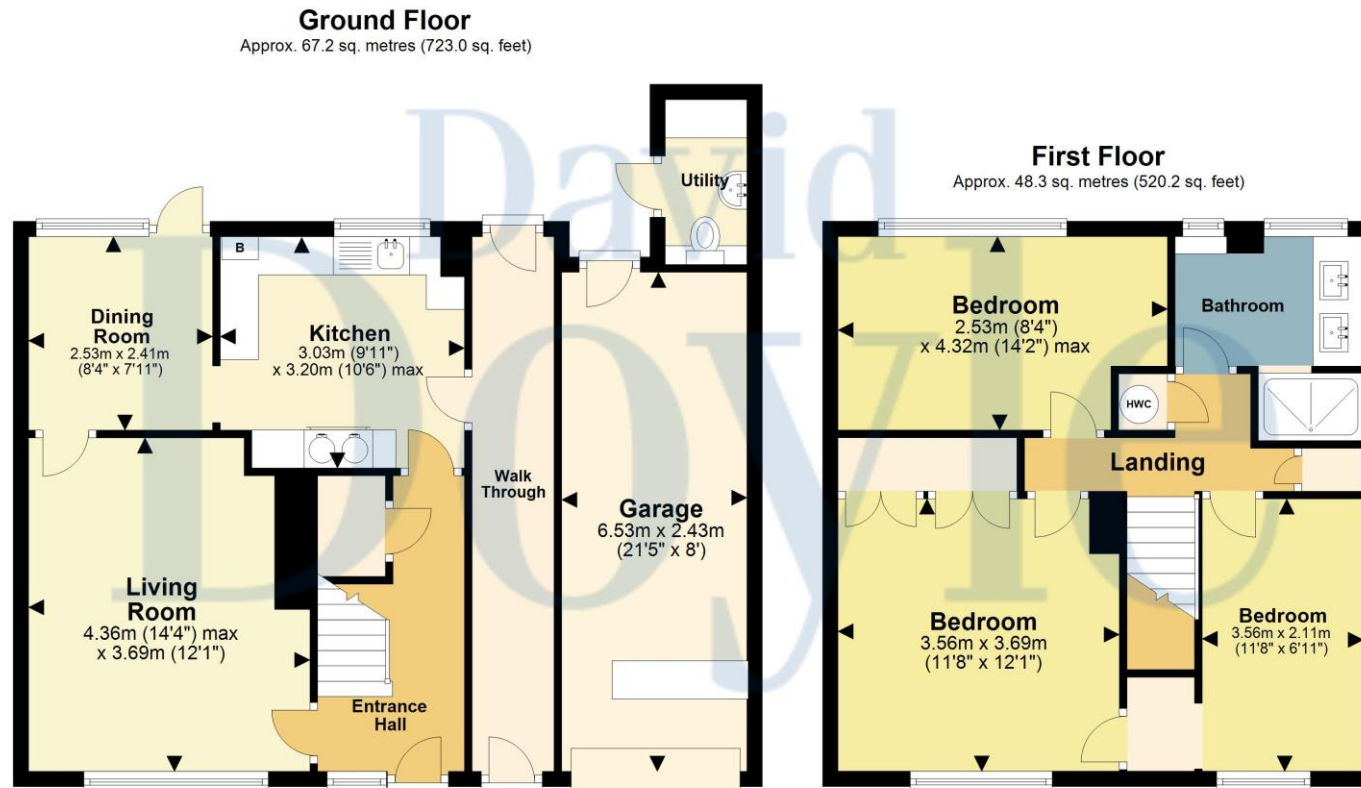


David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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