

PROPERTY AGENTS

JPKnight



Potteries Lane, Chilton OX10 0TZ



Potteries Lane, Chilton

An immaculately presented semi-detached property set on this popular residential development.

Accommodation benefits a welcoming entrance hall leading to a double aspect living room, kitchen/dining room with doors to the garden and cloakroom. On the first floor there are three bedrooms and two bathrooms.

The rear garden faces south and is a lovely feature, landscaped with well stocked raised beds, a decked entertaining space and a great degree of privacy. There is driveway parking for two cars and a garage.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Hall: Wood floor, radiator.

Cloakroom: White two-piece suite, tiled floor, radiator.

Living Room: 15'3 x 11'11 Double aspect, wood floor, two radiators.

Kitchen/Dining Room: 15'6 x 9'7 Window and French doors to garden, range of storage units and worktop, integrated dishwasher, space for washing machine and fridge/freezer, electric oven, gas hob and extractor hood above, boiler, wood floor, downlighters, radiator.



Stairs to landing: Radiator, loft access, airing cupboard.

Bedroom 1: 10'5 x 9'7 (excl. wardrobes) Window to rear, radiator, fitted wardrobes.

Ensuite Shower Room: Window to rear, white three-piece suite including shower cubicle, tiling, chrome radiator.

Bedroom 2: 12'0 x 8'1 Double aspect, radiator.

Bedroom 3: 8'4 x 7'1 Window to front, radiator.

Bathroom; Window to side, white three-piece suite, tiling, chrome radiator.

Outside

The front door is approached via a paved path flanked with a lavender filled border, gravel frontage, sleeper edged flower bed and driveway to the right leading to the garage.

The rear garden has a full width paved terrace leading to an established lawn bordered with sleeper edged raised beds well stocked with mature tropical plants. There is a large raised decked dining area facing south and west and the garden is enclosed with timber fencing.

Garage: 20'1 x 9'7 Up and over door, light power and eaves storage.

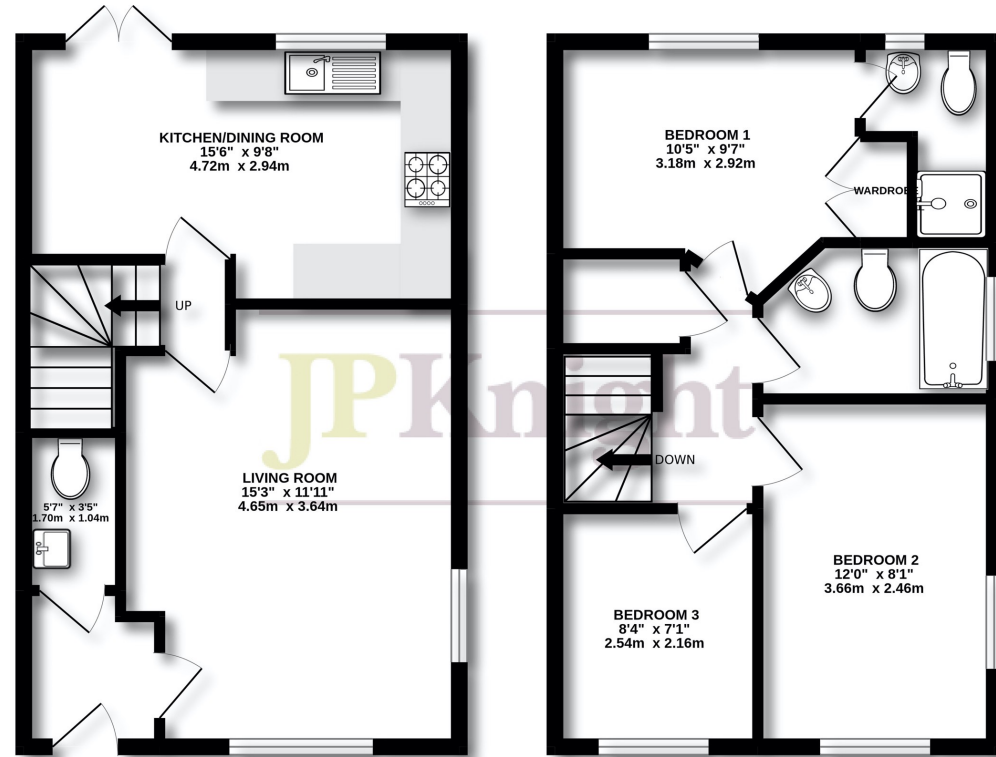


Directions

From our offices head south on St Martins Street, over Market Place and onto Reading Road. Go straight over the roundabout on A329 for one mile and turn right onto Halfpenny Lane. At the bottom turn right onto A417 for 5.1 miles. Take first exit at roundabout onto Hagbourne Hill then the third exit at the next onto A4185. Take the first exit at the next and left onto Newbury Road, continue straight onto Chilton Field Way and right into Potteries Lane, the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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