

FOR SALE



Balmoral Road, Little Moorsholm

5 Bedrooms, 2 Bathroom, Semi Detached House

£198,000

MARTIN&CO



Balmoral Road, Little Moorsholm

5 Bedrooms, 2 Bathroom

£198,000

- Beautiful views
- Quiet location
- Great for a first time buyer
- Short drive to coast
- Drive way

FULL DESCRIPTION This great five bedroom family home is nestled in a quiet and picturesque location, overlooking both a beautiful farm and sea views. The tranquil setting provides the perfect escape from the hustle and bustle of everyday life, offering a serene and peaceful environment for you and your loved ones to enjoy.

On approach to the property you are greeted with a large driveway leading to an extended large garage.

The interior of the home is thoughtfully designed with five bedrooms, each offering plenty of natural light and great views of the surrounding landscape. The main bedroom has an ensuite bathroom, complete with separate shower.

The good sized lounge leads onto the dining area and snug is the heart of the home, large windows that showcase the idyllic views. The modern kitchen is equipped with ample counter space, making meal preparation a breeze.

Outside, a well-maintained garden offers a peaceful retreat for barbecues, outdoor dining, or simply enjoying the fresh sea air. The lawn provides plenty of space for children to play and pets to roam freely.

This five bedroom family home overlooking farm and sea views truly offers the best of both worlds - a peaceful countryside setting with easy access to the coast. Don't miss your chance to make this serene oasis your own.

GROUND FLOOR

INTERNALLY

ENTRANCE VESTIBULE uPVC entrance door with





ceiling cornice, double panelled central heating radiator, laminate flooring second uPVC entrance door leading to kitchen.

KITCHEN 12' 3" x 7' 8" (3.75m x 2.36m) To front and side aspect. Range of wall, base and drawer units with dark wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, concealed wall mounted gas central heating boiler, vinyl flooring, and uPVC window.

LOUNGE 17' 1" x 9' 10" (5.22m x 3.02m) To front aspect. Ceiling cornice, carpet flooring, double panelled central heating radiator and uPVC bow window.

DINING ROOM 9' 0" x 14' 10" (2.76m x 4.54m) To side aspect. Ceiling cornice, carpet flooring, double panelled central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand

basin, panelled bath with Triton electric shower over, glazed side screen, extractor, vinyl flooring, heated towel rail and uPVC window.

SNUG/PLAYROOM 10' 10" x 7' 11" (3.32m x 2.42m) To rear aspect. Central heating radiator, uPVC French doors leading to rear garden and has loft hatch access for small storage.

BEDROOM FIVE/OFFICE 9' 9" x 9' 8" (2.98m x 2.97m) To rear aspect. Carpet flooring, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to part boarded loft space via retractable ladder.

BEDROOM ONE 13' 0" x 10' 0" (3.97m x 3.06m) To front aspect. Central heating radiator and uPVC window.



ENSUITE Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, electric shower cubical, vinyl flooring, and uPVC window.

BEDROOM TWO 12' 11" x 7' 4" (3.94m x 2.24m) To front aspect. Central heating radiator and uPVC window.

BEDROOM THREE 9' 1" x 7' 7" (2.79m x 2.33m) To rear aspect. Ceiling cornice, central heating radiator and uPVC window.

BEDROOM FOUR 6' 4" x 9' 8" (1.95m x 2.95m) To rear aspect. Central heating radiator and uPVC window. Also has small over-stairs cupboard.



EXTERNALLY

GARAGE With up and over door, side courtesy door, power and light.

GARDEN The front garden is fenced and stoned for added parking. The fence enclosed rear garden is mainly laid to lawn with a small decked area ideal for a bistro table and a variety of shrubs, bushes and plants. Cold water external tap.

DRIVEWAY Providing parking.

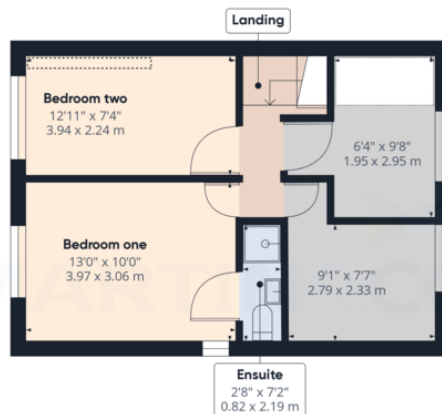


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1150.62 ft²
106.9 m²

Reduced headroom

5.2 ft²
0.48 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360

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