



60 Warren Way, Telscombe Cliffs, BN10 7DL  
£500,000

Carruthers and Luck  
Sales and Lettings





## 60 Warren Way

### Telscombe Cliffs

Welcome to this charming 3-bedroom detached house nestled in a sought-after location in a quiet cul-de-sac. With its prime spot close to the picturesque Telscombe Tye, this property offers stunning countryside and sea views that will take your breath away.

As you step inside, there is a useful entrance porch with a deep cupboard. The main front door leads to a spacious entrance hall with a parquet floor and a feature turned staircase. There is a large dual aspect lounge with full width patio doors overlooking the front garden and 2 south facing windows to the side. Being East facing, the lounge attracts the morning sun.

The spacious fitted kitchen has a wide range of fitted base cupboards and drawers on 3 walls with matching wall cupboards and space for all appliances. A west facing window has views over the Telscombe Tye. The kitchen goes through to a west facing dining room. Being dual aspect this room makes the most of the views to both open fields and to the sea. The Dining room has patio doors leading to the west facing rear garden.

This property boasts three well-proportioned bedrooms all being very good sized doubles and the main bedroom has incredible views across the Telscombe Tye from wide sliding patio doors and has eaves storage. Bedrooms 2 and 3 both have fitted wardrobes. The house has the benefit of a shower room on the ground floor and a bathroom on the first floor.





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The house has an integral garage with both power and light. Additionally the driveway is laid with a modern block paved driveway with space for 2 cars. There is also a neat front lawn and a gated side access to the rear garden. The rear garden is a particular feature of the property being west facing and having the most incredible views over fields. The rear garden is level, well maintained and laid to a neat lawn.

PORCH 6'1" x 3'8" (1.85m x 1.11m)

ENTRANCE HALL 11'10" x 9'5" (3.60m x 2.87m)

LOUNGE 22' x 13' (6.70m x 3.96m)

KITCHEN 12'10" x 10' (3.91m x 3.04m)

DINER 16'10" x 8'6" (5.13m x 2.59m)

SHOWER ROOM 6' x 5'7" (1.82m x 1.70m)

BEDROOM 1 16'8" x 12' (5.08m x 3.65m)

BEDROOM 2 13'1" x 11'3" (3.98m x 3.42m)

BEDROOM 3 13'1" x 10'7" (3.98m x 3.22m)

BATHROOM 8'8" x 5'10" (2.64m x 1.77m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC







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