



Bridle Road, Eastham

£270,000



LESLEY HOOKS
ESTATE AGENTS





This stunning three-bedroom semi-detached home offers an elegant blend of modern living and practical design. As you enter, you're greeted by an impressive open-plan layout, seamlessly connecting the lounge, dining room, and kitchen/family room. The kitchen is truly the heart of this home, featuring a stunning breakfast island that's perfect for both casual dining and entertaining. Skylights flood the space with natural light, creating a bright and airy atmosphere, while doors lead directly onto the rear garden, extending the living space outdoors.

A door from the kitchen provides convenient access to a downstairs WC, thoughtfully located within the integrated garage, adding to the home's functional design. This versatile garage space could also serve as additional storage or even be transformed into a utility room.

On the first floor, you'll find three generously sized bedrooms, each offering plenty of space for a growing family or guests, alongside a modern family bathroom. The second floor boasts a converted loft, currently used as a playroom, which can easily be adapted into a fourth bedroom (with planning) for larger families or a home office.

Sitting on a large plot, the property also features an expansive rear garden, ideal for family gatherings or gardening enthusiasts. The front of the property is equally impressive, offering a sizable driveway with ample parking for multiple vehicles, making this home as practical as it is beautiful.



Hallway
9'7" (2.92m) x 6'5" (1.96m)

Lounge/Diner
22'9" (6.93m) x 10'7" (3.23m)

Kitchen/Family Room
16'0" (4.88m) x 11'5" (3.48m)

Downstairs WC
4'4" (1.32m) x 2'9" (0.84m)

Bedroom One
11'10" (3.61m) x 10'8" (3.25m)

Bedroom Two
12'2" (3.71m) x 10'8" (3.25m)

Bedroom Three
6'11" (2.11m) x 6'5" (1.96m)

Loft Room
17'5" (5.31m) x 9'8" (2.95m)

Bathroom
7'9" (2.36m) x 6'7" (2.01m)

Garage
11'3" (3.43m) x 10'2" (3.1m)



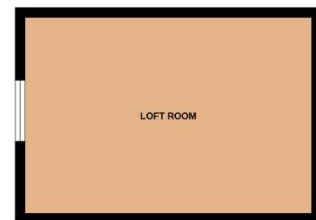
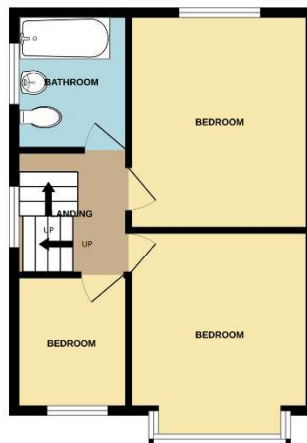




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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