



Guide Price £595,000  
15 CARTER AVENUE, SHANKLIN, PO37 7LG



## EXQUISITE HOME IN MOST SOUGHT AFTER LOCATION!

This beautifully presented and extensively refurbished DETACHED HOUSE offers the 'WOW FACTOR' inside and out! The large welcoming entrance hall - with its distinctive deep bay window - opens into a most impressive OPEN-PLAN LIVING arrangement including the very sleek fully fitted kitchen which flows through to the magnificent, bright triple aspect dining/family room (with lantern skylight) - in turn opening to the charming sitting room with log burner. Further accommodation includes a downstairs cloakroom/wc, utility room, first floor luxury bathroom plus 4 BEDROOMS. Externally there is a lovely patio/decked/lawned garden - perfect for al fresco dining/entertaining - with timber shed plus access to the GARAGE/WORKSHOP. The property is warmed via radiators and under floor heating, with further benefits including double glazing, AMPLE PARKING, CCTV, Night Vision, Fire and Yale alarm systems. So conveniently located an easy walk away from town amenities, bus/train transport links as well as the wonderful beaches, we would highly recommend viewing this lovely residence. CHAIN FREE.

### ACCOMMODATION:

Covered entrance door with Victorian detail, opening to:

### ENTRANCE HALL:

14'0 x 10'0 max (4.27m x 3.05m max)

Spacious and welcoming entrance hall with double glazed deep bay window to front. Luxury vinyl flooring. Radiators x 2 - one vertical - plus underfloor heating. Full-height built in coat/boot cupboard. Carpeted stairs to first floor. Door to w.c. Glazed double opening doors to sitting room. Opening to:

### KITCHEN:

15'0 x 11'1 (4.57m x 3.38m)

Quality kitchen range comprising sleek cupboard and drawer units with Quartz worksurfaces and upstands and incorporating kitchen "Island" with inset double sink and grooved drainer. Part-tiling to walls. Integrated appliances include 5 ring gas hob, AEB digital twin ovens and dishwasher. Continuation of underfloor heating and luxury vinyl flooring. Recessed downlighters. Open plan aspect to dining/family room. Folding door to:

### UTILITY ROOM:

6'10 x 5'1 (2.08m x 1.55m)

Double glazed window to side. Gas boiler. Space and plumbing for washing machine. Ample coat hanging space.

### DINING/FAMILY ROOM:

21'1 x 11'1 (6.43m x 3.38m)

A fabulously stylish, bright, triple aspect room with double glazed windows and French doors to sides, and full-width bi-fold doors to rear garden - bringing the outside in. Lantern roof allowing additional natural light to flow through. Underfloor heating plus radiators. Continuation from hall and kitchen of the luxury vinyl flooring. Opening to:

### SITTING ROOM:

22'0 x 13'0 max (6.71m x 3.96m max)

A most charming, comfortable and well proportioned sitting room with double glazed sash windows to front and side. Attractive fireplace with oak mantle, stone hearth and multi-fuel burner. Carpeted flooring. Radiator.

### DOWNSTAIRS W.C.:

7'10 x 3'0 (2.39m x 0.91m)

Comprising vanity wash hand basin and low level w.c. Full-height twin cupboards housing utility meters. Double glazed window to side.

### FIRST FLOOR LANDING:

Carpeted flooring. Double glazed sash window to side. Access to loft. Radiator. Doors to:

### BEDROOM 1:

13'1 x 10'11 max (3.99m x 3.33m max)

Dual aspect double bedroom with double glazed sash windows to side and rear. Carpeted flooring. Radiator.

### BEDROOM 2:

31'1 x 10'11 (9.47m x 3.33m)

A second good sized double bedroom with dual aspect double glazed sash windows to front and side. Radiator.

### BEDROOM 3:

10'1 x 7'10 (3.07m x 2.39m)

Another double bedroom with double glazed sash window to front. Radiator.

### BEDROOM 4:

7'1 x 7'1 (2.16m x 2.16m)

Single bedroom with double glazed sash window to rear overlooking garden. Built-in wardrobe. Radiator.

### BATHROOM:

7'1 x 5'1 (2.16m x 1.55m)

Stylish family bathroom comprising a P-shaped bath with waterfall shower over and glass screen; vanity wash hand basin with illuminated mirror above; low level w.c. Fully tiled walls and flooring. Underfloor heating. Towel rail. Radiator. Obscured double glazed window to side.

### OUTSIDE:

Gated side access on each side of the property leads to a very well maintained, well proportioned enclosed rear garden. Mainly laid to lawn with various mature shrubs. Raised patio offering the perfect spot for al fresco dining and entertaining - complete with Hot Tub (available by separate negotiation). Log store. Children's timber play house. Timber workshop/garage (17'0 x 8') with double doors to front and side, plus power and light - currently being used as office space.

### DRIVEWAY:

Generous gravelled driveway offering parking for several vehicles.

### OTHER INTERESTING FACTS:

Additional assets: Built-in fire alarm system; full CCTV/Night vision; Yale alarm system.

Tenure: Freehold

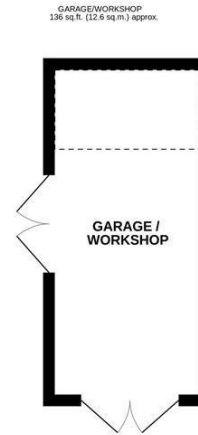
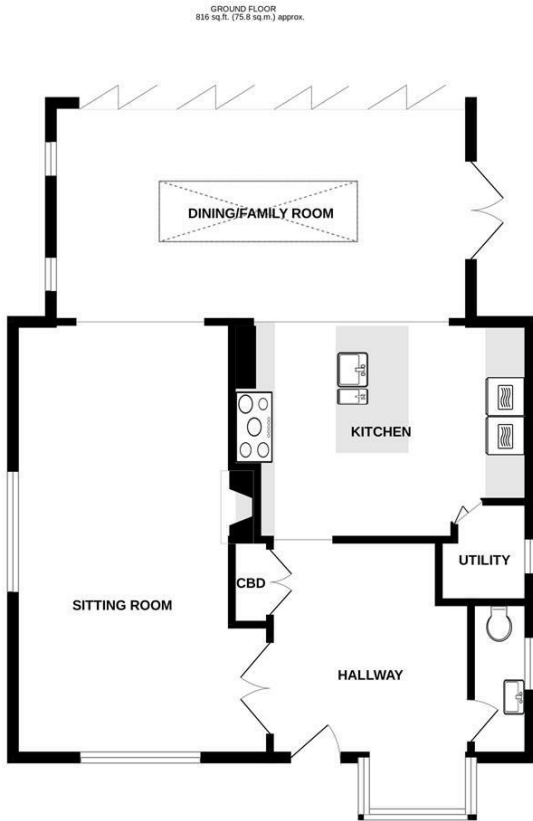
Council Tax Band: E

Energy Performance Rating: D

Sellers' situation: The property is chain free.

### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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