



No.3

When this particular design was first built, it was always one of the most popular styles, and remains so to this day. As the first floor accommodation extends above the garage, there are actually five bedrooms at No.3; four of them are doubles and one single room or study, making it a popular choice for both families, and couples that work from home.

This property however, is now totally unique after a fantastic kitchen extension built by the current owners created a great space for cooking, dining and relaxing with family and friends. It has a full range of Neff integrated appliances, quartz worktops, and bi-folding doors that fold back onto an Indian Sandstone patio and garden.

As you can see from the photographs, the property really is immaculately well-presented, having been totally upgraded and continuously maintained by the current owners during their time there. Along with the new kitchen, the new buyer will benefit from a modern four piece bathroom suite to include a walk-in shower and a free-standing bath, plus a new luxury en-suite. All doors have been replaced, along with a combination of quality carpets, LVT flooring and ceramic tiles. Fitted blinds to most windows will be included within the sale of the property.

Saddlers Way is close to local shops and a primary school on the outskirts of the village of Fishtoft, The village itself has a popular pub serving food and a playing field. The village is situated only five minutes from Pilgrim Hospital and the town centre in one direction and the same from several miles of coastal walks along the estuary from the Pilgrim Fathers Memorial in the other direction.

- Council Tax Band – D
- EPC – C
- Drainage – Mains
- Heating – Gas



Entrance – A modern composite front door with glazed side panels opens into the **Entrance Hallway** – Having a wood grain style LVT flooring in a herringbone design, staircase to the first floor accommodation with oak and glass banister and a radiator. There are LED spotlights to the ceiling and a range of integrated handleless storage units beneath the stairs.

Lounge 5.20 m x 3.62 m (17'0 x 11'10) – Has a uPVC walk-in bay window to the front aspect with horizontal blinds fitted and a radiator. The lounge has a central ceiling light point and a contemporary fireplace and false chimney breast housing a remote control log style gas fire.



Open Plan Living Kitchen Extension 6.73 m x 6.63 m (22'0 x 21'9) at widest points – A superb kitchen extension with bi-fold doors and a uPVC window overlooking the garden and a ceramic tiled floor. The beautifully modernised kitchen comprises a range of quartz work surfaces, which extend to incorporate a circular breakfast bar with space for stools beneath. An extensive range of handleless drawer and cupboard units are available at both base and eye level and range of integrated appliances include a Neff induction hob with Elica extractor fan over, Neff combination microwave and hide and slide electric fan oven, dishwasher and fridge freezer. The room has ample space for dining, cooking and entertaining as the room continues all the way round to the original **dining room** which has a continuation of the floor tiles and measures **3.79 m x 2.86 m (12'5 x 9'4)**.

Utility Room – Has a uPVC door opening onto the garden, a tiled floor and marble effect work surfaces with an insect one and a half bowl sink unit and handleless cupboard units at both base and eye level. Integrated appliances include a wine cooler and there is space and plumbing for both washing machine and tumble dryer. A door opens through to the:

Cloakroom – Having a uPVC window to the side aspect and tiled floor, radiator, low flush WC and vanity wash basin with cupboard beneath.

First floor landing has a loft access, LED spotlights to the ceiling and an airing cupboard. Doors are arranged off to:

Bedroom One 4.99 m x 3.65 m (16'4 x 11'11) – Having a uPVC window to the front aspect with fitted blinds, a radiator and central ceiling light point along with a bracket for a wall mounted TV.

En-suite – This recently modernised en-suite is fully tiled with a uPVC window to the side aspect, towel rail and anti-steam illuminated vanity mirror. The three-piece suite includes a vanity wash basin with drawers beneath, a low flush WC and walk-in fully tiled shower with Crosswater controls for the rain shower and mixer hose.

Bedroom Two 3.83 m x 2.76 m (12'6 x 9'0) – Has a uPVC window to the front aspect with fitted blinds and a radiator.

Bedroom Three 2.76 m x 3.80 m (9'0 x 12'5) – Has a uPVC window to the rear aspect and a radiator.

Bedroom Four 2.85 m x 2.76 m (9'4 x 9'0) – Has a uPVC window to the rear aspect with fitted blinds and a radiator.

Bedroom Five/Study 2.45 m x 1.99 m (8'0 x 6'6) – Has a uPVC window to the front aspect with fitted blinds and a radiator.

Family Bathroom – The bathroom has a uPVC window to the rear aspect, is fully tiled and comprises a modern four piece suite to include a walk-in double shower with aqua shower fitted, a low flush WC, wash basin with drawers beneath and modern freestanding bath with wall mounted taps.

Outside – To the front of the property is a gravel driveway providing off-road car parking and leading to the **Single Garage** - having up and over door, light, power sockets and EV charger point. There is a lawned garden to the front of the property, which would allow for an extension of the drive if required, and a side gate provides access to the back garden. The attractive rear garden has been landscaped in recent years to include an extensive Indian sandstone patio and low maintenance slate borders that are planted with tropical palms and other established shrubs. A second patio towards the bottom of the garden is a great BBQ area, and has an outside power socket and is covered by a gazebo which is included within the sale of the property. The majority of the garden is then laid to lawn and enclosed by timber fencing.







All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Fairweather Estate Agents Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.