



No. 169

This immaculately well-presented home along the much sought-after Causeway in Wyberton, is conveniently located within walking distance to the village primary school and Co-Op, making it an ideal family home. The grounds are just as well-presented as the inside, and while you wouldn't know from the front aspect, one of the most surprising features of this lovely home is the fabulous garden. The plot extends to approximately ¼ acre in total, subject to formal survey, and includes a generous driveway with ample parking for several vehicles in addition to a beautifully private and established rear garden.

The current owners had considered opening up the kitchen to the large utility room and dining room to create an open-plan 'living kitchen', but with three good sized reception rooms that each enjoy garden views, there is also a great opportunity to extend, subject naturally to the appropriate planning consents. Each of the three double bedrooms has a double fitted wardrobe.

The property is beautifully clean and neutrally decorated throughout and so should appeal to most tastes and styles. Character features to include the original parquet flooring as well as a stained glass feature window and wooden staircase.

For anyone that works from home, one of the reception rooms is currently used as a lovely light-filled study, and a garden room tucked away at the bottom of the garden would make a great home-office.





Entrance – Double uPVC French doors open into an **Entrance Porch** – Having a quarry tiled floor and further leaded and etched glazed door through to the:

Entrance Hallway – Having the original parquet flooring, radiator, staircase rising to the first floor accommodation with under stairs storage cupboard housing the boiler. There is a further walk-in cupboard with shelving and door to the:

Cloakroom – With window to the front aspect, tiled floor, radiator and two piece suite comprising wash basin and low-level WC.

Kitchen 3.35 m x 2.54 m (10'11 x 8'4) – Has a uPVC window to the front aspect and LVT oak coloured wood grain flooring. The kitchen comprises a range of a granite effect works surfaces with modern shaker style drawer and cupboard units at both base and eye level. Integrated appliances include an electric hob and fan oven with extractor fan over. The kitchen includes glass fronted display cupboards and a co-ordinating breakfast bar and has a door through to the:

Utility Room/Conservatory 5.33 m x 2.34 m (17'5 x 7'8) – Utilised as an extension to the kitchen this large utility room has uPVC windows to the front, side and rear aspects, a uPVC door to the front aspect and a uPVC stable style door to the rear garden. The utility room includes work surface space with cupboards at both base and eye level. There is space and plumbing for a washing machine and tumble dryer and an integrated twin height fridge freezer.

Dining Room 3.58 m x 3.51 m (11'8 x 11'6) – The sellers informed us that prior to moving they had considered knocking through to the kitchen and utility room to make one large open-plan dining-kitchen. The room currently has a uPVC window to the rear aspect with fitted vertical blinds, beautiful views over the garden, a radiator and open access through to the:

Lounge 4.27 m x 3.58 m (14'0 x 11'8) – Having a uPVC window to the rear aspect overlooking the garden and an attractive fireplace comprising a cast-iron back panel with embellished highlights housing a living flame effect gas fire and a solid wooden fire surround. There are both wall and ceiling light points in the lounge, a radiator and fitted vertical blinds.

Sitting Room/Study 4.11 m x 3.71 m (13'5 x 12'2) – Has uPVC windows to the rear aspect with fitted blinds, a part glazed door to the side aspect and a radiator. The room has an engineered oak floor and enjoys fabulous views over the rear garden.

First Floor Landing – Has loft access to a partially boarded loft served by loft ladder and light.

Bedroom One 4.27 m x 3.58 m (14'0 x 11'8) – Has a uPVC window to the rear aspect, a radiator and built-in double wardrobe with hanging rail.

Bedroom Two 3.61 m x 3.51 m (11'10 x 11'6) – Has a uPVC window to the rear aspect, radiator and double built-in wardrobe with hanging rail.

Bedroom Three 2.97 m x 2.90 m (9'8 x 9'6) – Another generous double bedroom having a uPVC window to the rear aspect, radiator and double built-in wardrobe with hanging rail.

Bathroom – Has a uPVC window to the front aspect, a radiator and built-in airing cupboard housing a hot water cylinder and immersion heater. The bathroom comprises a four piece suite of corner panel bath, low-level WC, pedestal wash handbasin and tiled shower enclosure.

Outside – Situated within a popular residential area the property has a surprisingly large, private and well established plot extending to approximately a quarter of an acre (STS). To the front of the property double gates open onto a generous driveway which is partially block paved and partially gravelled, ample off-road car parking for several vehicles and leads to the **Single Attached Garage 5.92 m x 3.05 m (19'5 x 10'0)** – Having an up and over door, light and power. There is a lawned garden to the front of the property with mature shrubs and bushes on the boundary offering a good degree of privacy.

Gated access to the side of the property reveals additional space for storage if required and provides access to the beautiful rear garden. Enjoying a South Westerly facing aspect the rear garden is laid mainly to lawn with established hedges, mature trees and well stocked borders planted with an impressive range of flowering plants shrubs and bushes. The garden provides shape, colour and structure all year round and in the agent's opinion is considered to be one of the most saleable aspects of the property. The well-maintained rear garden also benefits from external lighting and is incredibly private. Tucked away at the bottom of the garden is a: **Garden House 3.68 m x 2.44 m (12'0 x 8'0)** – Having two double glazed windows and a door to the front aspect, lights and power which provides a quiet and peaceful garden retreat as well as the potential for a home office or similar.









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