

Ealand Street, DE13 9AY  
Asking Price £165,000





This well-presented one-bedroom coach house offers a private entrance, off-street parking and a garage beneath the accommodation. Internally, the home is bright and practical, with a generous open-plan living space enhanced by rooflights, a separate fitted kitchen, a double bedroom and a modern bathroom. Outside, there is a low-maintenance outdoor area—ideal for a small seating space or potted planting—making this an easy home to maintain day to day.



## Accommodation

### Ground Floor

The accommodation is approached via a private entrance door which opens into a hallway with space for coats and shoes, and stairs rising to the first floor. The integral garage sits beneath the living accommodation and provides excellent storage, hobby space or secure parking, with additional access ideal for day-to-day use.

### First Floor

At the top of the stairs, the layout opens into a spacious living room which offers ample space for both lounge furniture and a dining table, with roof lights helping to bring in plenty of natural light. An archway leads through to the fitted kitchen, which is arranged with a range of wall and base units and complementary work surfaces, incorporating a sink with drainer, gas hob with extractor over, and an oven, along with space for further appliances.

The double bedroom is well-proportioned and comfortably accommodates a bed and freestanding furniture. Completing the internal accommodation is the bathroom, fitted with a modern suite including a bath with shower over and glazed screen, wash hand basin, WC, tiled surrounds and a heated towel rail.

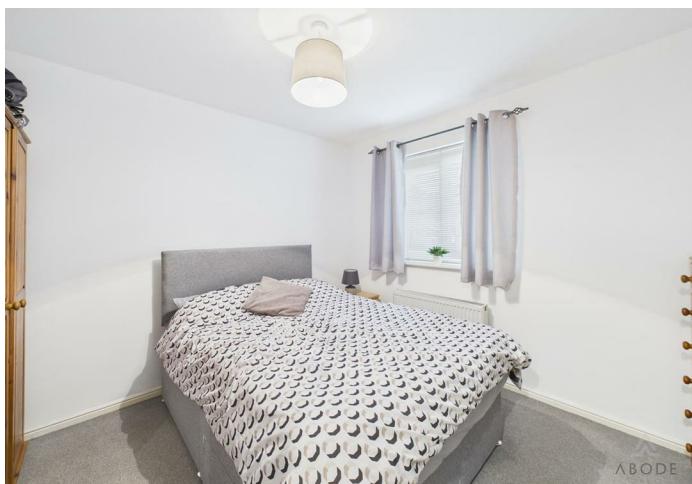
### Outside

To the front, there is off-street parking serving the coach house, positioned directly in front of the



garage. To the side/rear, the property benefits from a private, low-maintenance outdoor space, featuring a paved patio area, gravelled sections and raised planters, all enclosed by timber fencing—ideal for a small bistro set or an easy-care garden.









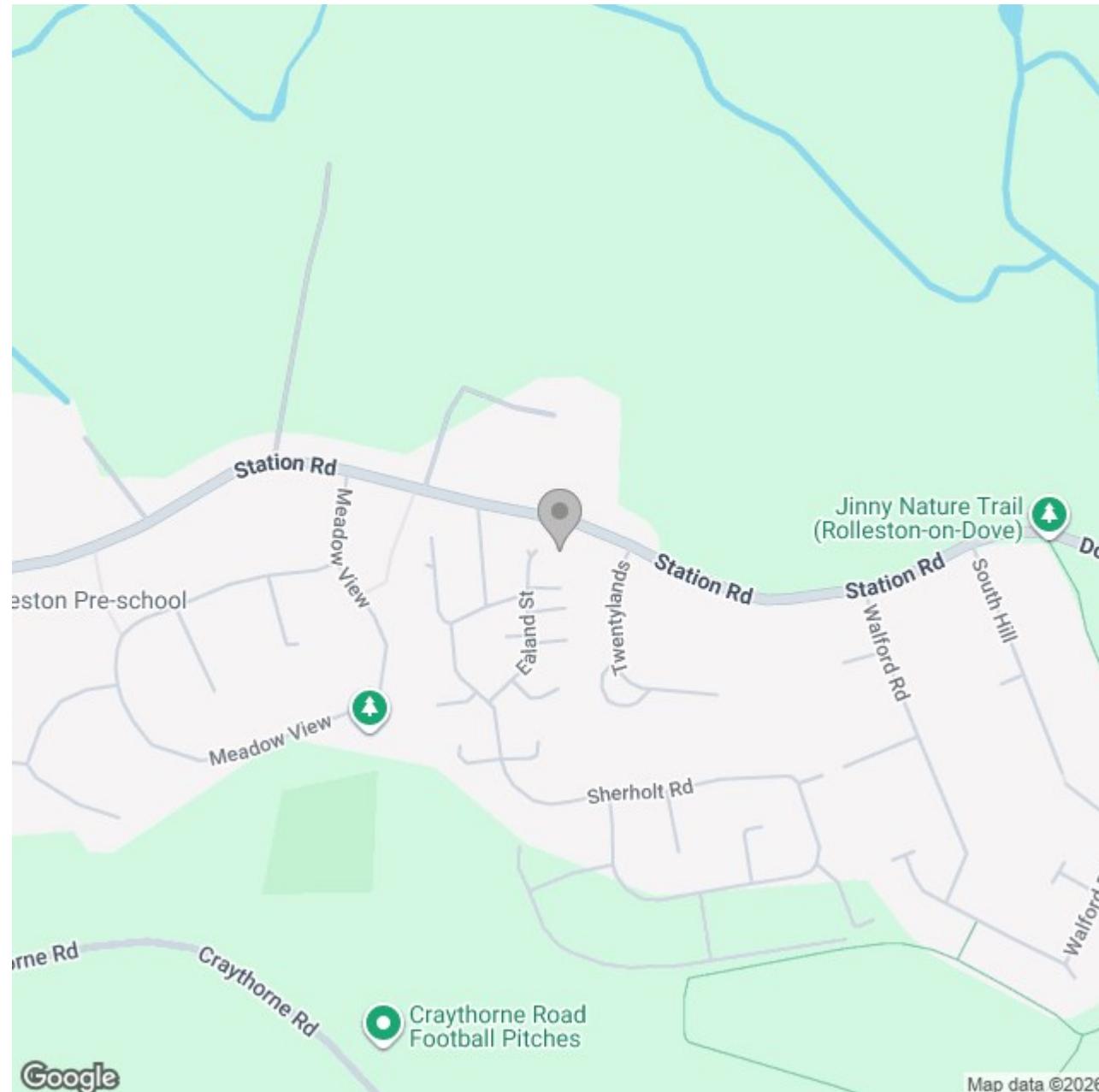












## Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
|   |         |                         |