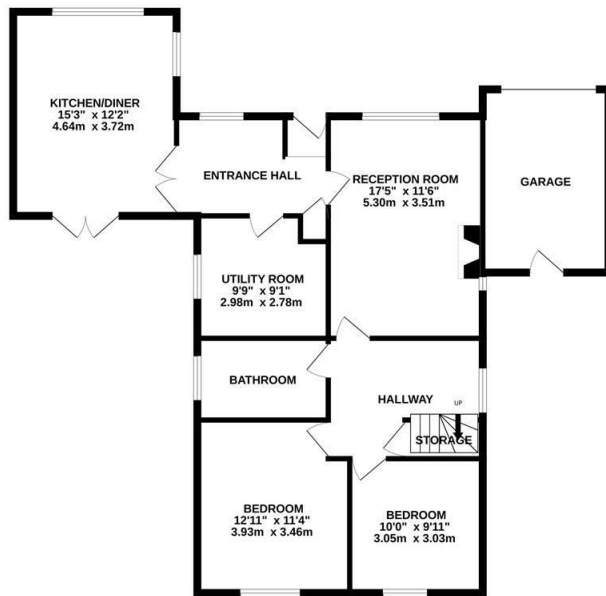# Butchers Lane, Hastings TN35 4NE

Offers in excess of £550,000
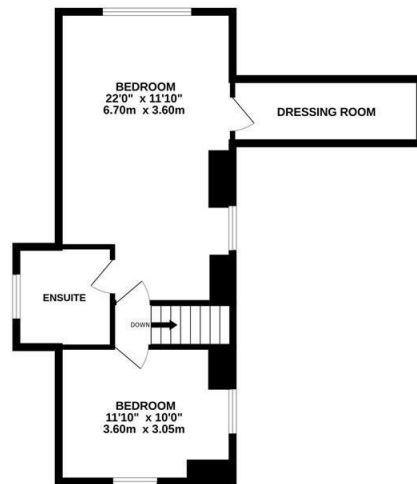
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A beautifully presented four bedroom DETACHED CHALET BUNGALOW with GARAGE AND OFF ROAD PARKING situated in a RURAL VILLAGE LOCATION within a QUIET CUL-DE-SAC off of Butchers Lane. It's ideally positioned within walking distance to a traditional pub and Three Oaks railway station along with good schools and countryside walks. Spanning two storeys the accommodation here is immaculately presented throughout and is arranged as a BRIGHT LIVING ROOM on the ground floor which enjoys a WOOD BURNING STOVE while the STYLISH FITTED KITCHEN is separate and provides ample storage along with plenty of room for a dining table and access out to the garden. There is also a HANDY UTILITY ROOM. At the rear of the property there are two double bedrooms together with a family bathroom and two further bedrooms can be found on the upper floor. The principal bedroom also benefits from an EN-SUITE SHOWER ROOM and a WALK-IN WARDROBE. Externally the LANDSCAPED REAR GARDEN offers generous area of lawn which is bordered by mature shrubs and trees with an area of patio off of the kitchen making this the perfect spot to dine al-fresco while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles, leading to the garage. Situated in a TRANQUIL LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.

KITCHEN/DINER
15'3" x 12'2"
4.64m x 3.72m

ENTRANCE HALL

RECEPTION ROOM
17'5" x 11'6"
5.30m x 3.51m

GARAGE

UTILITY ROOM
9'9" x 9'1"
2.98m x 2.78m

BATHROOM

HALLWAY
UP

STORAGE

BEDROOM
12'11" x 11'4"
3.93m x 3.46m

BEDROOM
10'0" x 9'11"
3.05m x 3.03m

BEDROOM
22'0" x 11'10"
6.70m x 3.60m

DRESSING ROOM

ENSUITE

DOWN

BEDROOM
11'10" x 10'0"
3.60m x 3.05m

TOTAL FLOOR AREA : 1599 sq.ft. (148.6 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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