



01947 601301

## CARMEL, 19 UPGANG LANE

4 BED SEMI-DETACHED HOUSE



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## PROPERTY FEATURES

- Stunning Semi-Detached House with South-Facing Garden
- 1,500 sq ft of Luxurious Accommodation
- Open Plan Living including Large Family Room with Bi-Fold Doors
- 4 Bedrooms & 3 Luxurious Bathrooms
- Modern Gas Central Heating & Double-Glazing
- Tiered Garden with Artificial Lawn & Terrace
- Off-Street Parking for Multiple Vehicles
- Chain-Free with Furniture & Furnishings available by separate negotiation

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 3

Parking: DRIVEWAY

Outside Space: SOUTH FACING GARDEN, TERRACE

Tenure: FREEHOLD

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CARMEL, 19 UPGANG LANE- 4 bed Semi-Detached House -£485,000



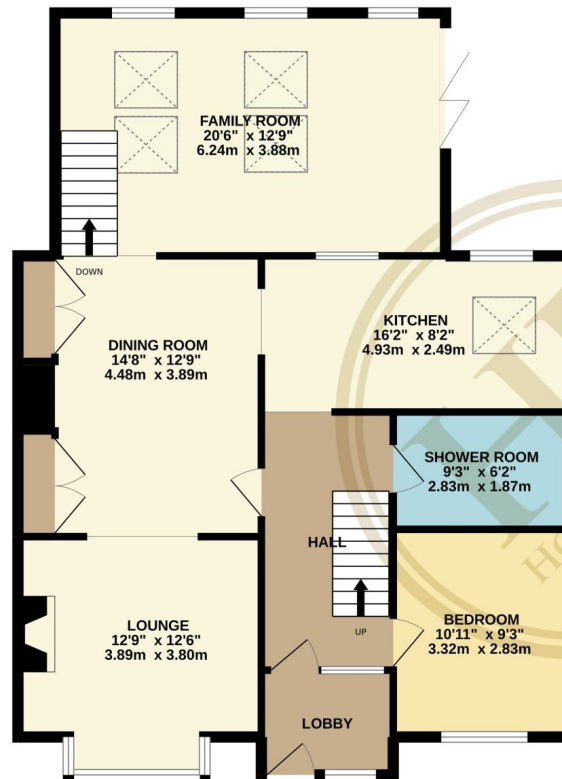


Hope & Braim are delighted to present Carmel on Upgang Lane to the market. This semi-detached house has been transformed from a traditional semi into a stylish family home that is located just a short stroll from the town centre and the beach. The property has nearly been doubled in size by converting the former garage and the addition of a large rear extension that links the inside with the outside. Downstairs there is a welcoming lobby and entrance hall that leads to the open plan reception space that comprises a cosy lounge that has pocket-doors linking to the dining room. The kitchen has a range of high-gloss cabinets with integrated appliances and has a large opening through to the dining room, making for a social space ideal for entertaining. At the rear, stairs lead down to the large, light-filled family room that has a log burning stove for when the evenings turn cooler, whilst during the summer the bi-fold doors can be opened to connect the room with the outside terrace. The former garage has been converted into a downstairs twin bedroom and shower room. Upstairs there are three bedrooms, an ensuite shower room of the principal bedroom, and a luxurious house bathroom. To the front of the house there is a gravelled driveway that offers off-street parking for multiple vehicles, whilst to the rear the plot has been terraced so there is now a tiered garden with an artificial lawn and Summerhouse, and the terrace that enjoys a Southerly aspect. This property could make an attractive buy-to-let investment or equally be a family home that is conveniently located for access to town and schools.

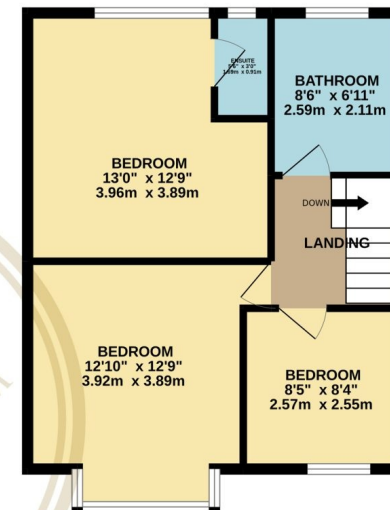


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GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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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