



The Beeches St. Annes Vale

Brown Edge, ST6 8TA

Price £345,000



Here at Carters, we are delighted to be welcoming to the market this wonderful detached, stone built cottage situated in the ever popular St Anne's Vale, close to local schools, amenities and within walking distance to Brown Edge village.

Available With No Upward Chain

The accommodation has been renovated throughout and oozes character with stunning countryside views. The ground floor comprises of an entrance, dining room, a living room with a log burner to cosy up with family around, as well as a beautiful modern fitted kitchen with integrated appliances .

Heading upstairs you will find three great sized bedrooms and a modern fitted bathroom suite which features exposed stone walls. The views from the bedroom windows are simply stunning and a true delight to wake up to.

The exterior enjoys a paved patio area and a tiered private garden to the rear which boasts a sun terrace with a glass balustrade to sit out on and enjoy summer evenings with friends and family.

The kerb appeal of this property is stunning, sitting on a elevated plot with a lawn and decorative gravel leading to the entrance and offering side access. Off-road parking is also available for two vehicles and a garage.

We strongly recommend a viewing early to avoid any disappointment, so ring Carters now on 01782 470391 to book a viewing.

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Entrance Hall

UPVC double glazed entrance door to the front elevation.
Stairs to the first floor. Laminate flooring.

Dining Room

13'8 x 11'9 (4.17m x 3.58m)

UPVC double glazed window to the front elevation.
Feature stone fireplace housing an electric fire. Radiator. Wood panelled wall. Solid wood flooring.

Lounge

12'0 x 11'10 (3.66m x 3.61m)

UPVC double glazed window to the front elevation.
Feature stone wall with fireplace housing a multi fuel burner.
Radiator. Solid wood flooring.

Kitchen

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed windows to both side elevations. UPVC double glazed entrance door to the side elevation.
A great selection of modern fitted wall, drawer and base units with worksurfaces incorporating an inset sink with mixer tap and drainer. Built in electric double oven, hob and extractor fan. Built in fridge/freezer. Space and plumbing for a washing machine. Plinth lighting. Partially tiled walls. Recessed ceiling downlighters. Radiator. Laminate flooring.

First Floor Landing

UPVC double glazed window to the side elevation.
Loft access, Radiator.

Bedroom One

12'8 x 12'0 (3.86m x 3.66m)

UPVC double glazed window to the front elevation with stunning views.
Feature brick wall. Radiator. Wood panelled wall with storage cupboard.

Bedroom Two

11'10 x 10'2 (3.61m x 3.10m)

UPVC double glazed window to the front elevation with stunning

views.
Radiator.

Bedroom Three

9'11 x 6'9 (3.02m x 2.06m)

UPVC double glazed window to the side elevation.
Radiator.

Bathroom

UPVC double glazed window to the side elevation.
The three piece suite comprises of a bath with a wall-mounted shower, pedestal hand wash basin and a low level W/C. Towel rail. Stone feature wall. Laminate flooring.

Exterior

Gravel driveway and Garage to the side with steps leading up to the elevated property with a lawned garden and gravel border. Paved path to the side leading to the rear where there is a small courtyard, steps leading to a barked seating area with glass fence panels. The rest of the rear garden is tiered with lawned and rockery areas with well stocked plants and shrubs and has incredible countryside views.

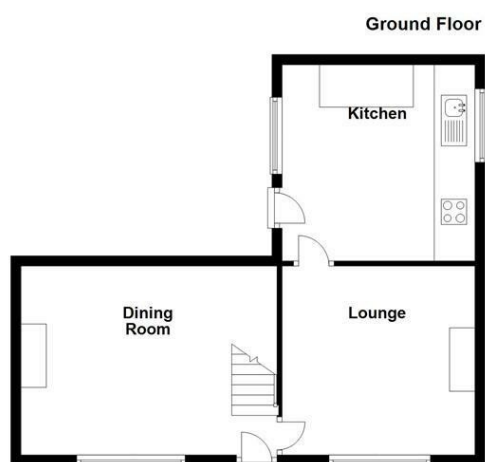
Additional Information

Freehold and council tax band D.
TOTAL FLOOR AREA: 74 Sq meters / 796 Sq feet.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



The Beeches



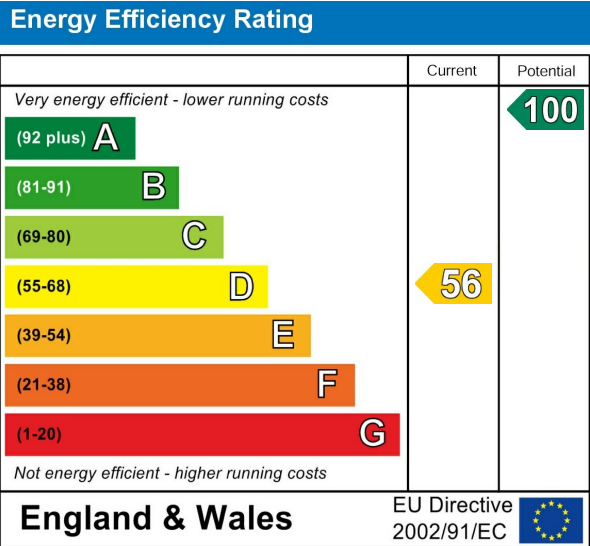
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.