



**32 Sands Road**  
Harriseahead, ST7 4LA



**Price £425,000**

Here at Carters, we are delighted to welcome to the market this impressive, and beautifully presented, traditional family residence which is set amongst rolling hills and tranquil countryside views, boasting historic castle remains as the backdrop to stunning sunsets and evening walks.

Having been sympathetically renovated by the current owners in recent years, this stunning property not only enjoys many original features, but it is also 'turnkey' ready for you to set down roots and enjoy raising a family for many years to come. You are welcomed home by stepping into the porch, with the hallway following on enjoying a traditional oak banister and Minton floor tiles leading you through the ground floor. There are two reception rooms to choose from, one of which is a relaxing snug boasting a large bay window and a featured log burner, whilst the other is a slightly larger lounge/dining room. It benefits from an open plan aspect, boasting spectacular views to rear, as well as a further log burner to enjoy and engineered oak flooring, providing the perfect space to entertain friends and family. The kitchen is to the rear elevation and is a contemporary space, finished to the highest of standards, benefiting from built in appliances, a Rangemaster cooker and Quartz work surfaces, and if this wasn't enough, there is also a functional utility room and a WC to enjoy. Heading up the split-level staircase, which in itself is a unique feature, you will find three generous bedrooms and a larger than average, four-piece family bathroom. Externally, the property is just as impressive, occupying a larger than average plot. On approach, you will be taken aback at the sheer beauty this home holds, with high quality rendering, bespoke windows and a detached garage on display, as well as a sweeping driveway which is set behind cast iron gates and stone walls, and landscaped rear garden which boasts an Indian stone patio where you can sit out and soak up panoramic countryside views.

# 32 Sands Road

Harriseahead, ST7 4LA

## Price £425,000



### Porch

10'07 x 2'01 (3.23m x 0.64m)

A composite double glazed entrance door to the front elevation with sidelights to the sides.

Tiled floor.

### Entrance Hall

Wooden glazed entrance door to the front elevation.

Original coving and ceiling rose. Feature panelling. Stairs to the first floor.

Radiator. Original Minton tiles.

### Snug Room

11'03 x 15'04 (into box window) (3.43m x 4.67m (into box window))

UPVC double glazed box window to the front elevation.

Log burner with recessed down lighters, brick surround, slate hearth and wooden mantle. Original coving. Picture rail. Solid wooden shelves.

Radiator.

### Living Room

12'08 x 15'04 (into box) (3.86m x 4.67m (into box))

UPVC double glazed box window to the front elevation.

Original coving. Log burner with slate hearth, brick surround and feature brick mantle. Radiator. Engineered oak flooring.

### Dining Room

12'08 x 7'11 (3.86m x 2.41m)

UPVC double glazed window to the rear elevation.

Radiator. Engineered oak flooring.

### Kitchen

17'09 x 7'11 (8'08 max) (5.41m x 2.41m (2.64m max))

Dual aspect UPVC double glazed windows to the rear and side elevations.

A modern selection of wall, drawer and base units with Quartz work surfaces, up stands and engraved drainer. A one and a half stainless steel sink and mixer tap. Range Master cooker with five ring gas hob. Extractor hood. Tiled splash backs. Integrated dishwasher. Integrated fridge/freezer. Built-in microwave. Recessed ceiling down lighters. Radiator. Under-stairs storage cupboard. Porcelain tiled floor. Access to rear porch.

### Rear Porch

UPVC double glazed entrance door to the side elevation.

Tiled walls. Access into the utility. Original quarry tiled floor.

### Utility

8'11 x 7'02 (2.72m x 2.18m)

UPVC double glazed window to the side elevation.

Wall, drawer and base units with work surface. Belfast sink. Space and plumbing for a washing machine and dryer. Space for a fridge/freezer. Loft access. Original quarry tiled floor.

### Downstairs WC

UPVC double glazed window to the side elevation.

High level WC. Radiator. Original quarry tiled floor.

### First Floor Landing

Dual aspect UPVC double glazed windows to the front and rear elevations.

Loft access. Original coving. Ceiling roses.

### Bedroom One

12'09 x 12'10 (3.89m x 3.91m)

UPVC double glazed window to the front elevation.

Original coving. Picture rail. Radiator.

### Bedroom Two

11'03 x 12'11 (3.43m x 3.94m)

UPVC double glazed window to the front elevation.

Original coving. Built-in double wardrobe. Feature display fireplace.

Radiator.

### Bedroom Three

12'09 x 7'11 (3.89m x 2.41m)

UPVC double glazed window to the rear elevation.

Built-in wardrobes. Coving. Picture rail. Radiator.

### Family Bathroom

UPVC double glazed window to the rear elevation.

A four piece suite comprising of a panelled bath, a shower enclosure with wall mounted shower, pedestal hand wash basin and a mid level WC. Coving. Partially tiled walls. Chrome heated ladder towel rail. Radiator. Vinyl flooring.

### Detached Garage

12'03 x 18'06 (3.73m x 5.64m)

Electric roller garage door to the front elevation. UPVC double glazed entrance door to the side elevation.

Vaulted ceiling. Water Tap.

### Exterior

To the front there is a gated tarmac driveway and lawned garden area.

To the rear there is an Indian stone paved patio area, large lawned area with open fields and far-reaching Countryside views. Stone wall.

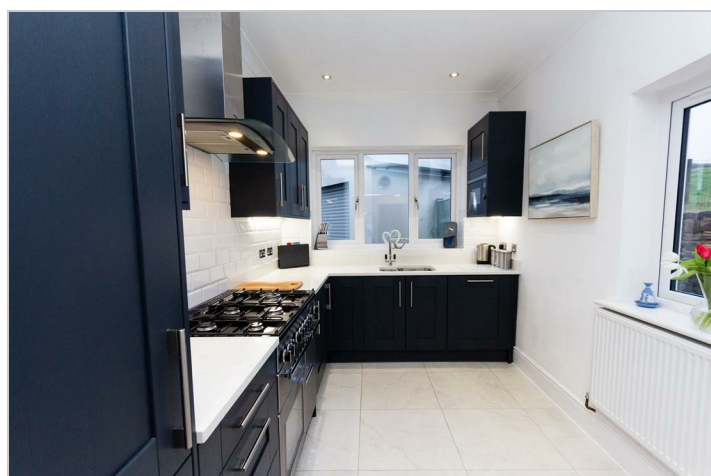
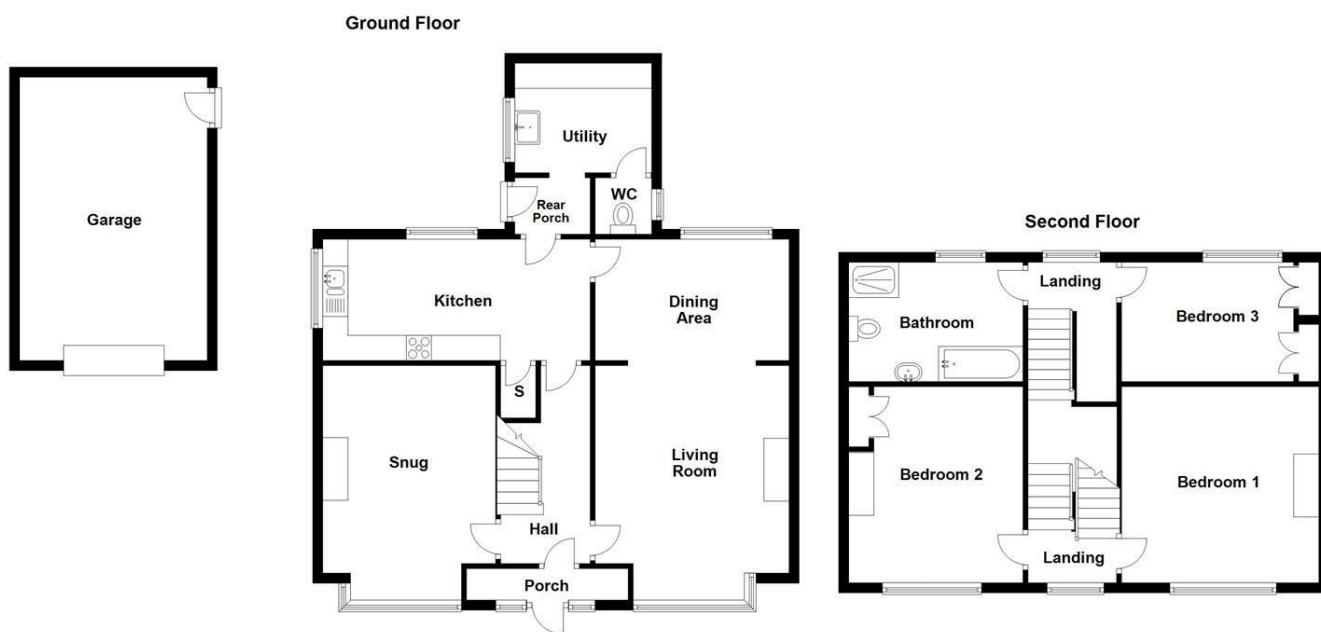
Side access to both sides. Electric charging port to the side elevation.

### Additional Information

Freehold And Council Tax Band C

Tel: 01782 470391





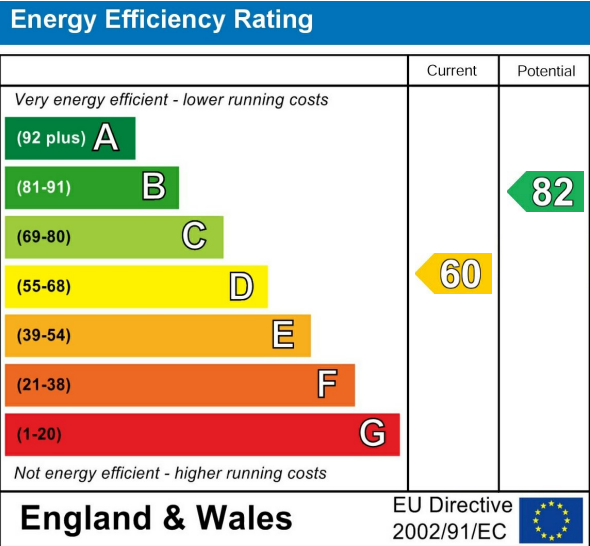
Road Map



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.