



84 Sands Road

Harriseahead, ST7 4LA

Price £260,000



Here at Carters we are delighted to present to the market this exceptional, turn-key ready three-bedroom semi-detached cottage, finished to an impeccable standard and positioned within the sought-after village of Harriseahead. Having undergone a full renovation, this home seamlessly blends contemporary luxury with character charm.

Upon entering, you are welcomed into an inviting entrance porch which leads through to the impressive 25' lounge—an elegant and versatile living space ideal for both relaxing and entertaining. To the rear of the property lies a stunning Howdens designer kitchen, fitted with high-quality integrated appliances and finished with stylish Karndean flooring. A striking sky lantern floods the space with natural light, creating a bright and refined atmosphere. The adjoining dining room has been thoughtfully designed, featuring a central island, bespoke media wall and French doors opening onto the rear garden—perfect for indoor-outdoor living. A conservatory and a contemporary ground floor WC complete the ground floor accommodation. To the first floor are three beautifully presented double bedrooms, each finished to a high standard, along with a luxurious three-piece family bathroom featuring elegant gold fixtures that elevate the space.

Externally, the property offers a tarmac driveway to the front providing off-road parking for two vehicles, with provision for an electric vehicle charging point. The rear garden has been designed with both style and ease of maintenance in mind, fully paved with premium Indian stone. Additional features include raised railway sleeper flower beds, ambient external lighting, an outdoor tap, a mature Wisteria tree and a concrete barbecue—creating a private and sophisticated space ideal for entertaining.

This outstanding home is truly turn-key ready, offering luxury village living with no work required. ACT FAST THIS ONE WILL NOT HANG AROUND!

84 Sands Road

Harriseahead, ST7 4LA

Price £260,000



Entrance Porch

Composite double glazed entrance door to the front elevation. Two full length double glazed windows to the front elevation.
Coving to ceiling. Feature wall paneling. Exposed brick feature wall. Tiled flooring.

Living Room

25' x 12'7" (7.62m x 3.84m)
UPVC double glazed windows to the front and side elevations with made to measure fitted blinds included.
Feature fireplace with a railway sleeper mantle piece and an electric fire. Feature wall lighting and two chandeliers. Two radiators. Built in under stairs storage cupboard. Laminate flooring. Access to the stairs.

Kitchen

20'7" x 6'10" (6.27m x 2.08m)
UPVC double glazed window to the rear elevation with made to measure fitted blinds. Sky lantern.
Fitted Howdens shaker style kitchen with a range of wall, base and drawer units. Laminate work surfaces. Ceramic one and a half sink with a mixer tap. Space for a Range style oven (current oven could be included subject to negotiation). Built in extractor hood. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Integrated tumble dryer. Separate bar area with an integrated fridge freezer and wine cooler. Recessed ceiling down lighters. Karndean flooring.

Dining Room

7'7" x 16'10" (2.31m x 5.13m)
UPVC double glazed window to the front elevation with made to measure fitted blinds. UPVC double glazed french doors to the rear elevation. Sky lantern.
Panel radiator. Built in media wall with a wall mounted electric fire. Recessed ceiling down lighters. Karndean flooring.

Inner Hallway

Stable door leading to the kitchen. UPVC double glazed entrance door leading to the conservatory.
Feature wall paneling. Radiator. Karndean flooring.

W.C

UPVC double glazed window to the side elevation.
Vanity basin unit with storage under. Mid level w.c. Chrome heated towel rail. Feature wall paneling. Partially tiled walls. Karndean flooring.

Conservatory

7'5" x 11'5" (2.26m x 3.48m)
UPVC double glazed french doors to the side elevation. UPVC double glazed entrance door to the rear elevation leading to the inner hallway.
Electric radiator. Wall mounted TV. Laminate flooring.

Stairs and Landing

Access to the loft which is partially boarded, and has a ladder and lighting.
Radiator.

Bedroom One

12'6" x 10'2" (3.81m x 3.10m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Two

6'4" x 12'2" (1.93m x 3.71m)
UPVC double glazed windows to the rear and side elevations.
Radiator.

Bedroom Three

8'11" x 6'10" (2.72m x 2.08m)
UPVC double glazed window to the side elevation.
Radiator.

Bathroom

UPVC double glazed window to the side elevation.
Fitted three piece bathroom suite comprising of; vanity basin unit with storage under, panel bath with a shower over and a mid level w.c. Gold fixtures.
Aqua paneling to the walls. Heated towel rail. Recessed ceiling down lighters. Vinyl flooring.

Externally

To the front of the property is a tarmac driveway providing off-road parking for two vehicles, with provision for an electric vehicle charging point. A gated side access leads through to the rear garden.

The rear garden is designed for low maintenance and is fully paved with Indian stone. It features raised railway sleeper flower beds, external lighting and an outdoor tap, along with a beautiful Wisteria tree and a concrete barbecue—ideal for outdoor entertaining.

Additional Information

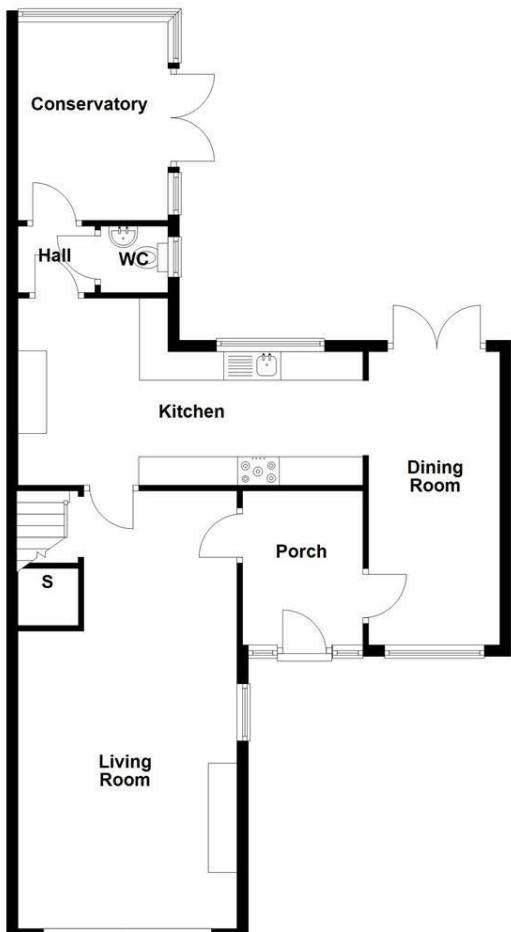
Freehold. Council Tax Band B.

Total Floor Area: TBC

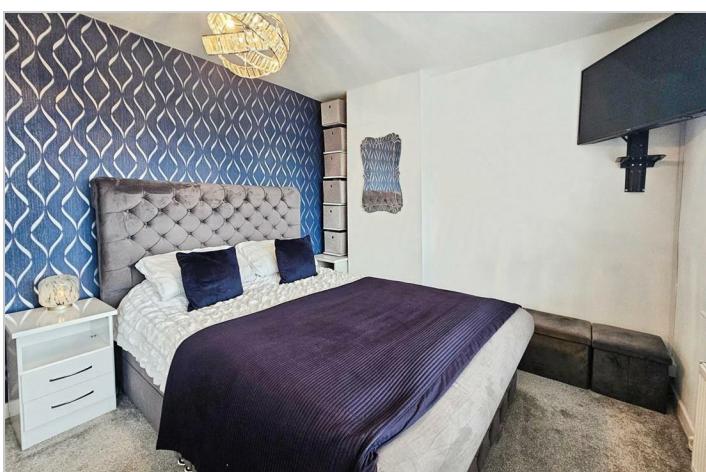
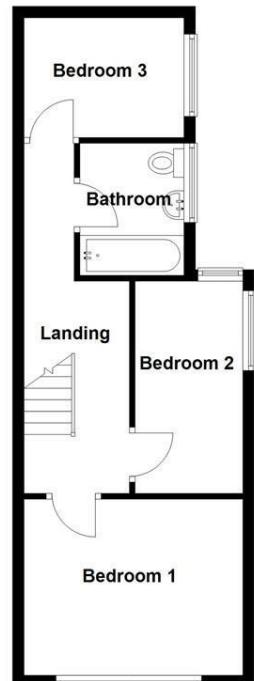
Disclaimer

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 advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.