



# RE/MAX

## PROPERTY HUB



**14 St. Michaels Road, Dovercourt, CO12 3RZ**

**Price £450,000**

A rare opportunity to purchase this substantial home which has been in the same family for 6 decades, situated on a double plot and a stones throw from the sea in one of the most sought after roads locally, with accommodation spread across 3 floors, 6 bedrooms and huge potential to the side of the home offering ample off road parking, with its high ceilings, large room sizes and stunning sea views, this home needs to be viewed to be fully appreciated! Being sold with No Onward Chain

Accommodation consists of:

#### Entrance Hall

With double paned windows allowing natural light to flow, understairs storage cupboard, stairs to first floor and doors to sitting room, dining room and breakfast room

#### Sitting Room 14'9" x 11'9" (4.50 x 3.60)

With bay fronted window, fireplace and surround

#### Dining Room 15'0" x 11'9" (4.58 x 3.60)

With double doors opening out to balcony patio and rear garden

#### Breakfast Room 11'1" x 6'10" (3.39 x 2.10)

with window and door to side aspect, opening leading through to kitchen

#### Kitchen 11'0" x 9'7" (3.36 x 2.93)

Fitted with a range of wall and base units, space for appliances, stainless steel sink & drainer, storage cupboard, walk in pantry, wall mounted gas boiler, window to rear aspect

#### First Floor Landing

Staggered hallway with doors to 4 bedrooms, bathroom and stairs to second floor

#### Bedroom 1 14'8" x 12'9" (4.48 x 3.91)

With bay fronted window to front aspect, one wall of fitted wardrobes with sliding doors

#### Bedroom 2 15'0" x 11'8" (4.58 x 3.58)

With window to rear aspect

#### Bedroom 3 11'3" x 8'6" (3.44 x 2.61)

With window to rear aspect and double shower cubicle, wooden storage cupboard

#### Bedroom 4 (Study) 7'11" x 6'10" (2.43 x 2.09)

Currently used as a study with window to front aspect

#### Bathroom 9'2" x 6'5" (2.81 x 1.96)

Suite comprising fully enclosed and tiled bath, pedestal hand basin, low level WC and heated towel radiator, with 2 large windows to side aspect

#### Door and staircase to second floor:

Leading up to 2 further bedrooms

#### Bedroom 5 15'4" x 7'5" (4.69 x 2.28)

With Dorma window to front aspect and access to loft space

#### Bedroom 6 15'5" x 7'3" (4.72 x 2.22)

With Dorma window to rear aspect

#### Outside Areas:

To the side of the property a detached garage/outbuilding, greenhouse, double gates allowing access to parking area

There is an outside WC and further storage to the side of the property

The extensive rear garden is not overlooked and is mainly laid to lawn with mature trees, bushes and shrubbery

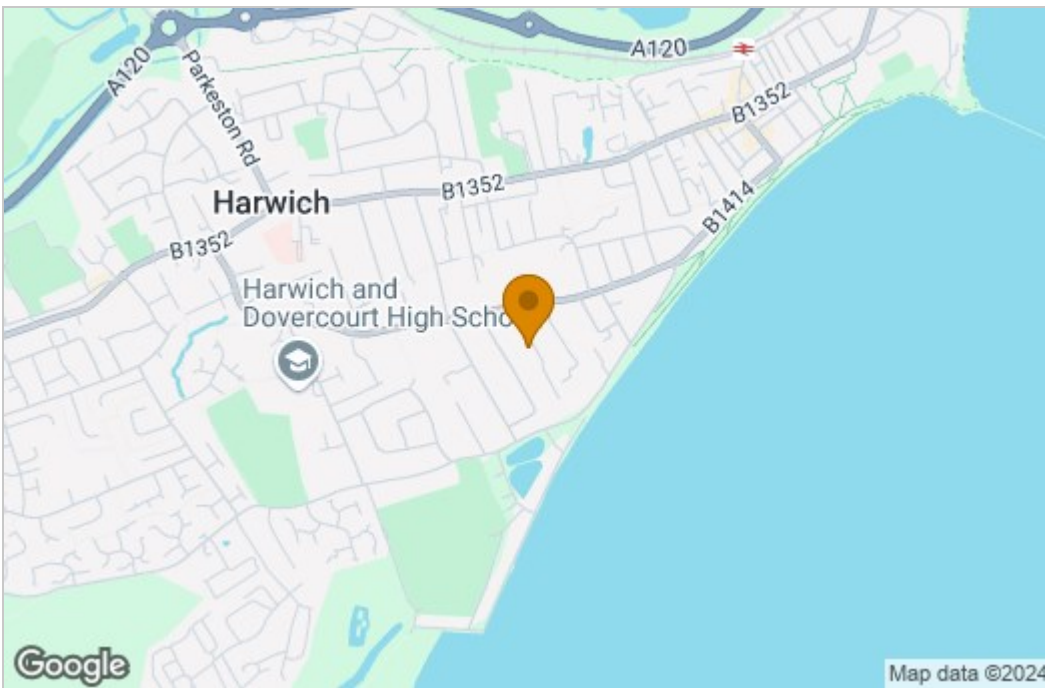
#### Agents Note:

This property requires some modernisation but the potential is huge, the size of the plot and the positioning/location of the home is rarely available

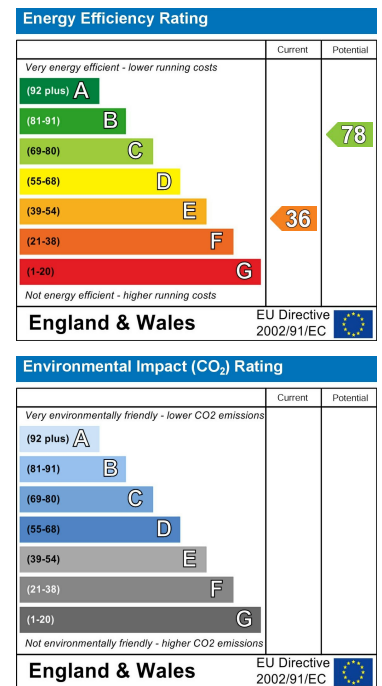
# Floor Plan



# Area Map



# Energy Efficiency Graph



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