



Offers over £300,000

Taharoa, Skibbowick
Tankerness, KW17 2QS

Harcus.



This beautifully presented three-bedroom bungalow, complete with an integrated garage, is situated on approximately 0.66 acres within a tranquil private residential development. It offers picturesque views of the surrounding countryside and the sea.



3 bedrooms



2 bathroom



1 Public room

Accommodation comprises Vestibule, Hallway, Living room, Dining Kitchen, Utility room, Bathroom and three double Bedrooms with one En-suite.

Entrance Vestibule

2.07m x 1.58m (6ft 10" x 5ft 2")

The entrance vestibule features a bench seat and an inner glass door leading to the hallway.

Hallway

The hallway features stylish vinyl and is complemented by lighted alcoves that create ideal spaces for displays. Storage cupboard.

Living room

4.66m x 3.97m (15ft 4" x 13ft)

Inviting living room with large windows allowing a good flow of natural light and taking in the views on offer over the surrounding countryside. With warm decor and laminate flooring. Glazed double doors provide access to the kitchen, as well as a glazed door that opens to the hallway. Television and telephone point.





Dining Kitchen

6.42m x 3.95m (21ft x 12ft 11")

Beautiful kitchen with dining area, fitted with quality units at floor and eye level and a generous run of work tops. Integrated dishwasher, double oven, hob with extractor hood, fridge and freezer. Laminate flooring and with patio doors to the rear of the property. The dining area has ample space for a table and chairs.





Utility room

4.23m x 1.76m (13ft 10" x 5ft 9")

Ever welcome addition to the family home, this utility room is fitted with a floor and eye level unit along with worktop space, sink and a drainer. Plumbed for a washing machine and space for a drier. Cupboard housing the hot water cylinder. Door to the garage.

Bathroom

2.99m x 2.31m (9ft 9" x 7ft 6")

The bathroom features a contemporary three-piece white suite, complemented by a spacious shower cubicle. It includes a wash hand basin integrated into a stylish vanity unit. Tiled flooring and a modesty glazed window. Extractor fan. Heated towel rail.





Bedroom 1

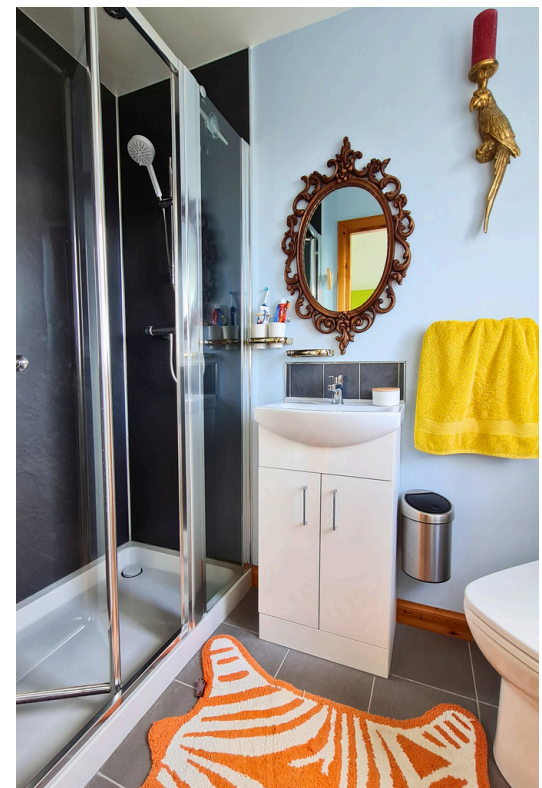
3.91m x 3m (12ft 9" x 9ft 10")

This bright double bedroom is situated at the front of the property and features a spacious built-in double wardrobe equipped with mirrored doors, hanging rails, and shelving. The room is carpeted and with tasteful decor.

En-suite Shower room

2.30m x 1.20m (7ft 6" x 3ft 11")

Fitted with a shower, W.C. and a wash hand basin integrated into a vanity unit. Extractor fan. Modesty glazed window. Heated towel rail.





Bedroom 2

3.95m x 3.40m (12ft 11" x 11ft 1")

Wonderfully bright and spacious double bedroom situated to the rear of the property. Carpeted and with elegant decor. Built-in wardrobe with hanging rails, shelving and mirror doors.



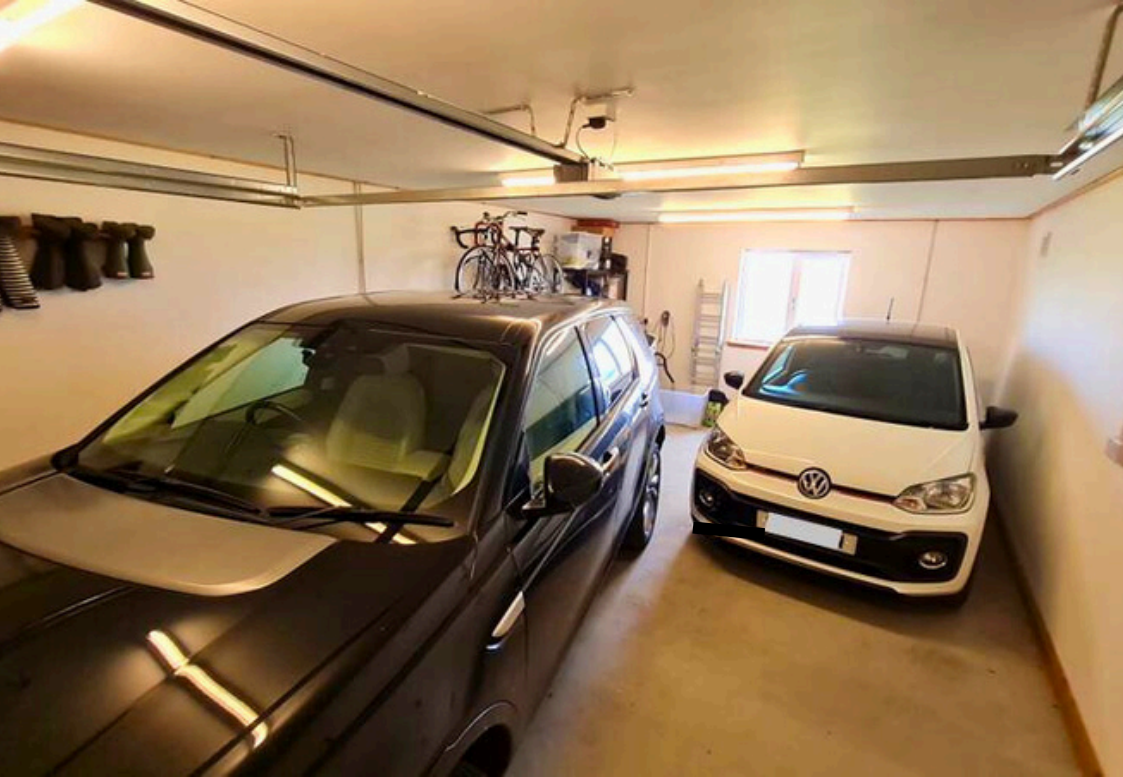


Bedroom 3

4.25m x 3.40m (13ft 11" x 11ft 1") at most

This well proportioned double bedroom looks out to the front of the property. With laminate flooring and warm decor. Additionally it features a built-in wardrobe with hanging rails, shelving and mirror doors.





Garage

7.83m x 4.58m (25ft 8" x 15ft)

Integral garage featuring an electric up-and-over door, complete with power and lighting.

Outside

The gravel driveway offers plenty of parking space, complemented by a pathway that encircles the house. In the front, you'll find a smaller garden area, while the back boasts a substantial expanse of grounds. The total site area is approximately 0.66 acres.



Taharoa has uPVC double glazed windows & external doors and has air to water underfloor heating.

Services

Mains water and electricity, Private septic tank.

Council Tax

Band D. This may be reassessed when the property is sold.

Energy Performance Certificate

Band C.

Entry

By arrangement

Fixtures & fittings

All floor coverings and blinds are included in the sale.

Price

Offers over £300,000

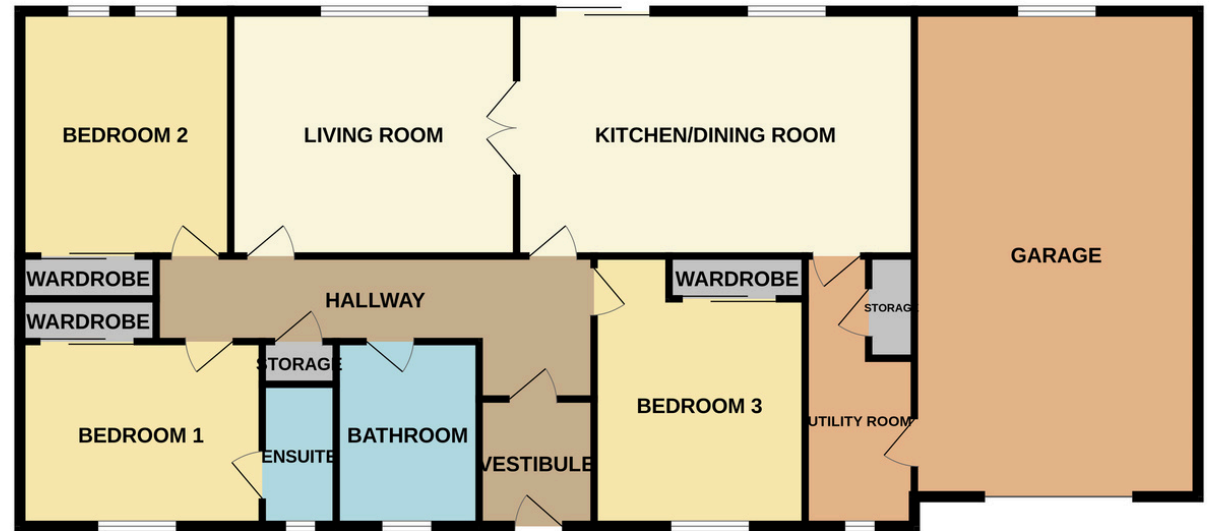
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Floorplan





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01856 877 866



enquiries@harcuslaw.co.uk

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