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- ** Truly outstanding four-bedroom detached family home
- ** Presented to the highest of specifications by the current owners
- ** Ideally located within a short walking distance of recreational playing fields and the seafront
- ** Spacious through lounge with French doors leading onto the rear garden
- ** Separate dining room
- ** Outstanding fitted kitchen with integrated appliances
- ** Ground floor cloakroom
- ** Four well presented bedrooms to the first floor
- ** Four-piece family bathroom including paneled bath and separate shower
- ** Landscaped rear gardens
- ** Garage plus drive

Lounge 19'8x10'7 (5.99mx3.23m)



A good size through room with UPVC double glazed lead bow feature window to the front, and matching double glazed French doors leading directly onto the rear garden, two radiators, TV and power points, feature fireplace with electric fitted fire, coved to flat plastered ceiling with two ceiling roses,

Hall



Central UPVC entrance door with obscure double glazed lead motif panel leading to the entrance hall. Obscure double glazed window to the front, radiator, power points, stairs connecting to the first-floor accommodation, coved and textured ceiling, panel doors off to the accommodation.



Cloakroom



Obscure double glazed lead window to the rear elevation, modern white suite comprising of low-level push flush w/c, wash hand basin inset to vanity unit below, radiator, coved and textured ceiling.

Dining Room 9'3x9'1 (2.82mx2.77m)



UPVC double glazed lead window to the front elevation, radiator, power points, coved and textured ceiling, ceiling rose. Panel door leading to a good size understair storage cupboard.

Kitchen 10'8x9'1 (3.25mx2.77m)



An outstanding fitted kitchen with UPVC double glazed lead window to the rear, and matching half double glazed lead door providing access onto the garden, 1¼ stainless steel sink unit inset to a range of rolled edge work surfaces to three sides, white-fronted units at base and eye-level, four ring stainless steel gas hob with fitted oven below and matching extractor canopy over, integrated fridge, integrated washing machine, small breakfast bar area to one side, coved to flat plastered ceiling with downlighting.



First Floor Landing



Double glazed lead window to the side elevation, coved and textured ceiling, access to loft via hatch, panel door leading to the airing cupboard with shelving, and further panel doors off to the accommodation.

Bedroom One 14'2x9'9 (4.32mx2.97m)



UPVC double glazed lead window to the front elevation, radiator, coved to flat plastered ceiling, ceiling rose, power points.

Bedroom Two 11'10x9'2 (3.61mx2.79m)



UPVC double glazed lead window to the front, radiator, textured and coved ceiling, power points.

Bedroom Three 10'3x9'4 (3.12mx2.84m)



UPVC double glazed lead window to the rear, radiator, power points, coved and textured ceiling.

Bedroom Four 7'1x6'4 (2.16mx1.93m)



Currently utilized as office space with double glazed lead window to the rear elevation, radiator, power points, coved and textured ceiling.

Bathroom



A four-piece bathroom with an obscure double glazed lead window to the rear. A modern white suite comprising of low-level push flush w/c, pedestal wash hand basin, paneled bath, totally separate and fully tiled shower with screening, radiator, half ceramic tiling to the balance of the wall, coved to flat plastered ceiling.



Front Garden

Mainly brick block with established shrubbery, external lighting, and brick block driveway to the side.

Rear Garden



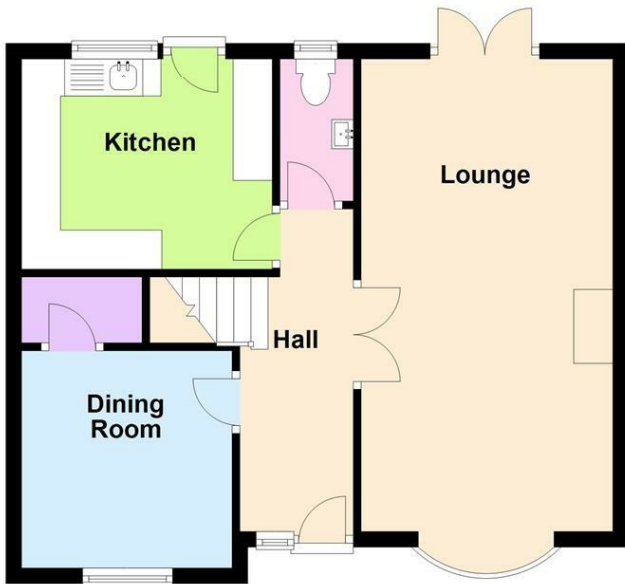
To the rear of the property extends a landscaped garden commencing with a paved patio area with a wooden pergola over, with the remainder being laid to lawn with a second patio area to the rear, landscaped and well-stocked borders, a small pond to one corner, external tap and lighting, side pathway and gate providing access, and personal door providing access to the garage.



Garage 18' in depth (5.49m in depth)

Wall mounted Vaillant boiler, power and light connected, up and over door leading to the front.

Ground Floor
Approx. 511.3 sq. feet

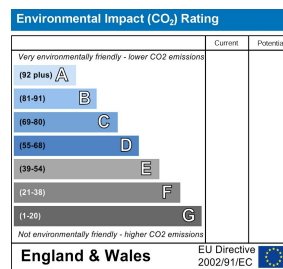
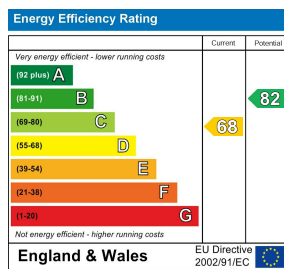


First Floor
Approx. 508.6 sq. feet



Total area: approx. 1019.9 sq. feet

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