







## Property Description

Connells is delighted to present this charming 3/4-bedroom home, nestled in a highly desirable location that offers both convenience and tranquility. Upon arrival, you're welcomed by a bright entrance porch leading into a cozy lounge area, perfect for relaxation.

The inner hallway guides you to an open-plan kitchen and dining area, bathed in natural light, creating an inviting space for family gatherings. This area seamlessly flows into a beautiful conservatory, providing panoramic views of the meticulously landscaped, level gardens. The kitchen is equipped with built-in appliances, catering to all your culinary needs.

On the ground floor, an inner lobby leads to a versatile study or fourth bedroom, offering flexibility to suit your lifestyle. Ascending to the first floor, you'll find three spacious double bedrooms, each thoughtfully designed to maximize comfort. A well-appointed family bathroom serves these bedrooms, ensuring convenience for all occupants.

Externally, the property boasts driveway parking at the front, ensuring ample space for vehicles. The rear garden is a gardeners' paradise, featuring a charming pergola, vibrant flower shrubs, and intricate rockeries. This south-facing haven is ideal for both relaxation and entertaining.

One of the standout features of this home is its level setting, providing ease of access

throughout. Additionally, its proximity to local amenities and medical facilities ensures that daily necessities are within easy reach.

## Entrance Porch

uPVC double glazed front door. Double glazed side window. Space for coats, shoes etc. Glazed door to:-

## Lounge

17' x 10' 5" ( 5.18m x 3.17m )

Front aspect uPVC double glazed window. fireplace with black granite hearth and back panels plus inset stainless steel pebble effect fire. TV point. Central heating radiator. Power points and glazed door to:-

## Inner Hallway

Understairs cupboard.

## Open Plan Kitchen / Diner

18' 8" x 7' 6" ( 5.69m x 2.29m )

A range of matching cream shaker style units having brushed steel handles and oak effect works surfaces. 1.5 bowl single drainer stainless steel sink unit with cupboards under. Tall larder cupboard with two power points inside. Further work surface with cupboards and drawers under. Additional work surfaces with inset Candy ceramic electric hob and matching glass splash back. Below is a stainless steel Lamona fan assisted oven and grill. Stainless steel cooker hood with light. Range of matching wall units and wine rack. Part tiled walls. . Further matching base and draw units with rolled edge work surfaces.

The dining area is a great family meeting point and open onto the conservatory. TV point. Central heating radiator. There are spotlights throughout and oak effect flooring.

### Conservatory

11' 1" x 8' 6" ( 3.38m x 2.59m )

Triple aspect double glazed window to two sides plus double glazed self cleaning roof. Central French doors overlooking the rear garden and leads out to a large main deck. Central heating radiator. Power points. Wall light.

### Bedroom Four/Study

15' 8" x 7' 6" ( 4.78m x 2.29m )

Front aspect uPVC double room with double glazed window and central heating radiator. Built in meter cupboard

### Utility Room

Oak effect work surfaces with plumbing for washing machine and dishwasher. Space for tumble drier below. Power and lighting

### First Floor Landing

Access to loft space. Doors off to principle rooms.

### Bedroom One

13' 5" x 10' 5" ( 4.09m x 3.17m )

Front aspect uPVC double glazed window. Central heating radiator. Double fitted wardrobe. TV point.

### Bedroom Two

10' 5" x 10' 5" ( 3.17m x 3.17m )

Rear aspect double glazed window which overlooks the rear garden and has distant countryside and sea views. Central heating radiator.

### Bedroom Three

10' 2" x 7' 10" ( 3.10m x 2.39m )

Front aspect uPVC double glazed window. Central heating radiator and power points.

### Bathroom

Rear aspect obscure uPVC double window. White suite and grey tiling. Bath with central taps and mains shower fitment over. Vanity unit with inset V shaped wash hand basin and chrome mixer taps. Close coupled W/C with dual flush. Double glazed window. Chrome ladder radiator. Two double glazed windows. White wood effect flooring. Cupboard housing Glow-worm gas boiler for central heating and hot water installed in 2017.

### Outside

FRONT Small gravelled frontage with inset shrubs.

DRIVEWAY Off road parking for one vehicle.

REAR To the rear is a gardeners delight. A varied mix of trees and shrubs including ornamental Roses. Sun deck, ideal for summer barbeques or al fresco dining. Cold tap. Power points. The lawned garden has shrub borders and a delightful pond with rockery surround. A pretty pergola offers a relaxing spot for which you can admire the garden. Two timber store sheds. gate to access lane.













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**EPC Rating: D**

Tenure: Freehold

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