



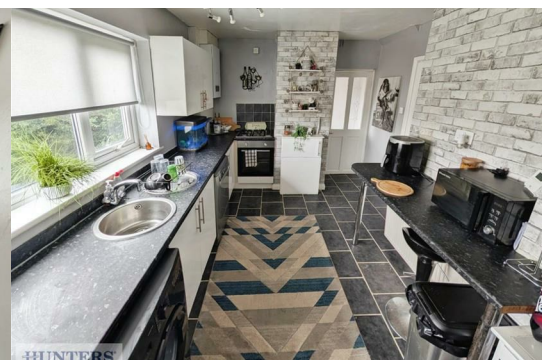
## Cook Grove

Horden, SR8 4AL

Asking Price £65,000



DELIGHTFUL THREE BEDROOM HOME... Hunters are delighted to present to the sales market this outstanding larger than average semi detached house, the accommodation includes an entrance porch, lounge, dining room, breakfasting kitchen, a ground floor w/c with an adjoining further reception or fourth bedroom, an eye catching family bathroom and both double glazing and gas central heating system. Additional compliments include front and rear gardens. It is currently tenanted at £500pcm for three years with the same tenant who expresses her wish desire to stay in the property long term.



ENTRANCE PORCH

A welcoming double glazed entrance porch which includes a double glazed external door, laminated flooring and a further partially glazed door to the hall.

HALLWAY

The well appointed hallway provides accessibility into both the lounge through dining room and the breakfasting kitchen. Furthermore, the hall includes a useful understair recess, a radiator, feature laminated flooring and a staircase to the first floor landing area.

LOUNGE 10'9" x 16'0" (3.28 x 4.87)

Situated at the front of the residence this delightful principle reception room offers wonderful views over the front gardens complimented with feature laminated flooring, a radiator and an open access to the dining room.

DINING ROOM 7'7" x 7'11" (2.31 x 2.41)

Located to the rear of the home the attractive dining room provides access onto the rear raised sun deck preceding the gardens via a pair of double glazed patio doors. Laminated flooring continues from the lounge and also includes a radiator with an internal door opening into the breakfasting kitchen.

BREAKFASTING KITCHEN 8'10" x 14'5" (2.69 x 4.39)

This wonderful room offers an array of wall and floor cabinets finished in a gloss white colour with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window providing elevated views over the wonderful rear gardens. Additional attributes include an integral dishwasher and an integral oven with a...

REAR HALLWAY / GROUND FLOOR WC

Situated off the kitchen this delightful area includes a double glazed external door to the rear gardens, a door to the fourth bedroom / additional reception room and the ground floor W/c with a double glazed window, radiator and a hand wash basin.

FOURTH BEDROOM / RECEPTION 6'8" x 9'9" (2.03 x 2.97)

This further reception could be used as a fourth bedroom if required and offers laminated flooring together with a radiator and a double glazed window which overlooks the front gardens.

FIRST FLOOR LANDING

Located at the top of the stairwell from the main hallway this welcoming area comprises of a double glazed window to the side of the home, a loft access and four internal doors opening into the three further bedrooms and the family bathroom.

MASTER BEDROOM 11'4" x 12'0" (3.45 x 3.66)

Nestled at the front of the residence, the master bedroom offers elevated views over the gardens through double glazed windows and a radiator.

SECOND BEDROOM 8'9" x 12'5" (2.67 x 3.79)

Set to the rear of the property the second bedroom includes a radiator and double glazed windows providing lovely views over the gardens towards the distant coastline.

THIRD BEDROOM 8'0" x 10'4" (2.44 x 3.15)

A delightful bedroom positioned at the front of the property which includes a radiator and a double glazed window.

FAMILY BATHROOM

The eye catching contemporary family bathroom consists of a four piece suite comprising of a panel bath, beautiful corner glazed shower enclosure, a low level W/c and pedestal hand wash basin. Further attributes include a radiator, tiled floor, partial wall tiling and a double glazed window to the rear elevation.

REAR GARDENS

The larger than average rear gardens are a major attribute and comprise mostly of lawns with a elevated sun terrace deck area leading from the dining room.

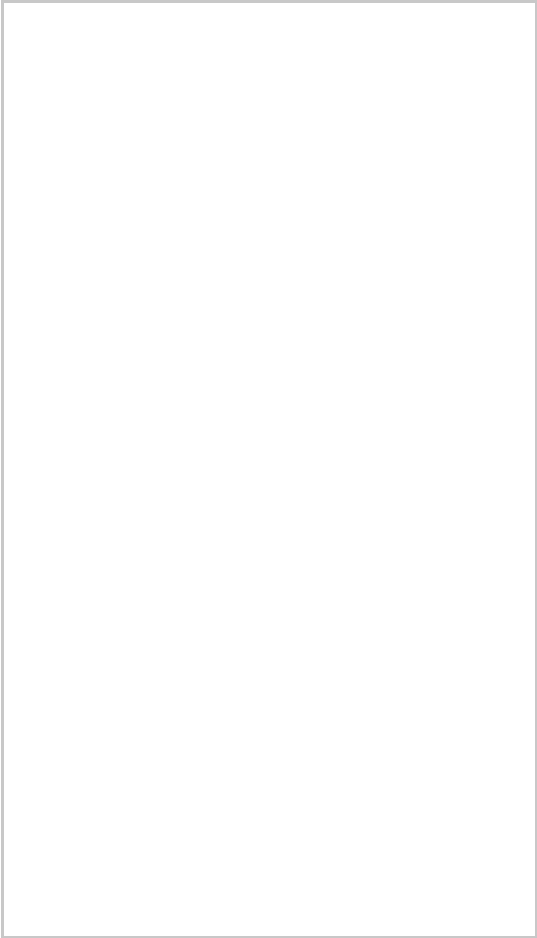
FRONT GARDENS

The welcoming front gardens offer a picket fence with a paved patio leading to the porch and area of lawn.

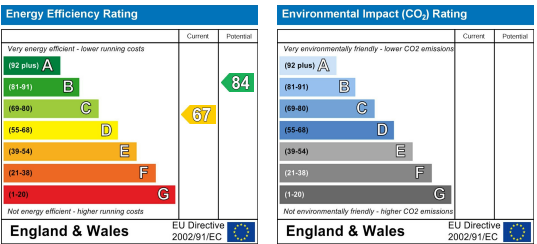
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.