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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Trinity Road

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Offers in the Region Of £220,000

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Property Introduction

Stylish Three Bedroom Semi-Detached Home – Modern Living by the beach Crofts are delighted to present this beautifully updated three bedroom semi-detached home, perfectly blending style and comfort. Recently enhanced with a sleek modern kitchen and a modern bathroom upgrade, the property is ready to move straight into and enjoy. The ground floor welcomes you with a bright entrance hallway and cloakroom, leading to a charming bay-fronted lounge. To the rear, the heart of the home is revealed in the open-plan kitchen, dining and sitting area, ideal for both everyday family life and entertaining guests. Upstairs you will find three bedrooms and a spacious, contemporary bathroom. Outside, the home offers off-road parking for two vehicles at the front, while the generous rear garden provides the perfect space for children, pets or summer gatherings. Set within a sought-after location just a short walk from local shops, schools and the beachfront, this property truly delivers the best of modern coastal living. Viewing is highly recommended.

Entrance Hallway

Pleasantly decorated and having staircase to the first floor with small storage cupboard and a cloakroom beneath. Central heating radiator. Coving to the ceiling.

Cloakroom

Equipped with a w.c and wash hand basin.

Lounge

12' 2" plus bay x 11' 4" (3.721m x 3.464m)

This inviting bay-fronted lounge is filled with natural light, creating a warm and welcoming atmosphere. A feature fireplace with a modern log-burning stove adds a cosy focal point, perfectly complemented by neutral décor and soft carpeting underfoot. The spacious layout offers plenty of room for both relaxation and family gatherings, while the large bay window frames views over the front garden. Stylish yet comfortable, this is a room designed for everyday living. Central heating radiator.

Kitchen/Diner/Living

14' 7" to dining living area 17' 4" (4.440m x 5.276m)

The heart of the home is this stunning open-plan kitchen, dining and living space, designed with both style and practicality in mind. Recently fitted, the kitchen boasts sleek dark cabinetry, solid wood worktops and a farmhouse-style sink, complemented by high-quality appliances including double oven, four ring gas hob, dishwasher and a built-in wine fridge. Modern tiled splashback. A handy breakfast bar provides the perfect spot for casual dining, while the adjoining dining area is flooded with natural light from bi folding doors that do also have built in blinds within the glass. They open directly onto the rear garden, seamlessly blending indoor and outdoor living. With ample space for a sofa or additional seating, this versatile area is ideal for family life, entertaining guests or

simply relaxing at the end of the day. Bright, contemporary and welcoming, it truly offers the best of modern open-plan living. Central heating radiator.

First Floor Landing

Neutrally decorated and having uPVC double glazed window to the side elevation.

Bedroom One

12' 3" x 10' 10" (3.732m x 3.309m)

The first of the double bedrooms is located to the front of the property and has fitted wardrobes along one wall. uPVC double glazed window. Central heating radiator.

Bedroom Two

11' 1" x 8' 11" (3.372m x 2.717m)

A second double bedroom again with fitted wardrobes along one wall. uPVC double glazed window and a central heating radiator.

Bedroom Three

6' 6" x 5' 11" (1.986m x 1.804m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

8' 1" x 7' 11" (2.462m x 2.421m)

A lovely and stylish bathroom offering panelled bath, vanity wash hand basin, close coupled w.c and a large walk in shower area. Splashback tiling. Down lighting to the ceiling and fitted extractor. Loft access. uPVC double glazed window to the rear elevation. Chrome effect central heating towel radiator.

Outside

The property has been improved to the front with a double width driveway allowing for ample parking and leading to side gates through to the rear garden. The rear garden is of a good size and ideal for the family market or for those whom like to entertain from home. Various patio areas, lawn and shrubs complement the garden. Detached storage garage.

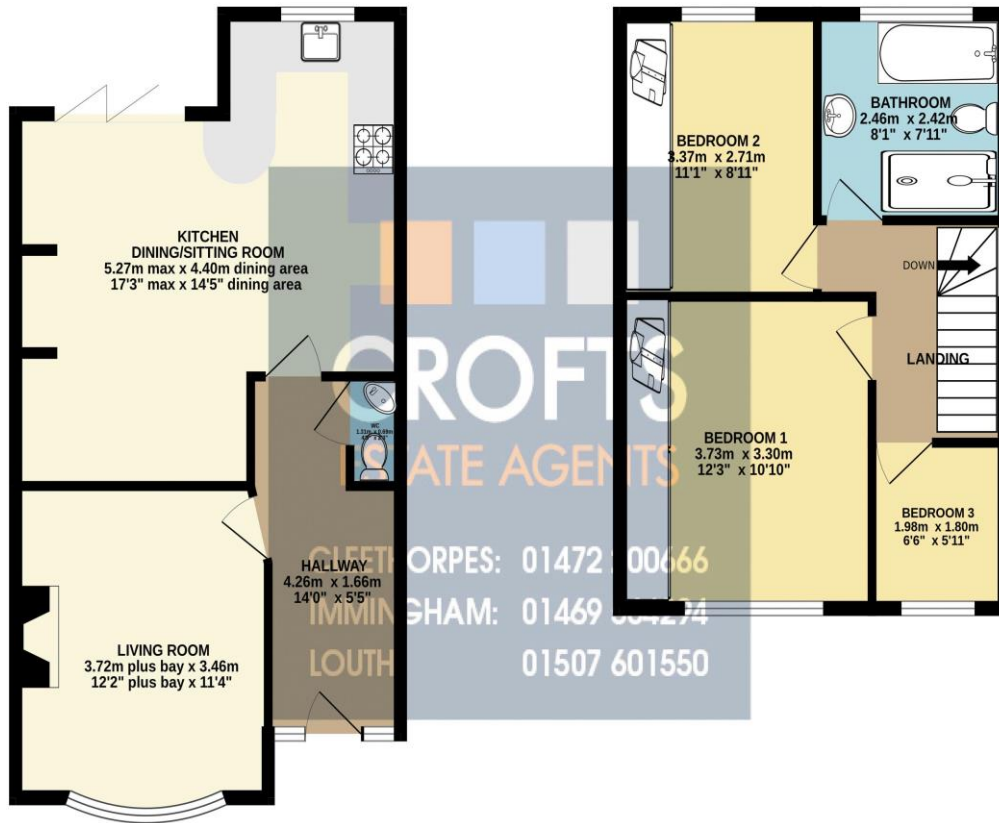
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.



GROUND FLOOR
44.0 sq.m. (474 sq.ft.) approx.

1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 81.4 sq.m. (876 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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