



Barfleur Rise, Lyme Regis DT7 3QY



welcome to

Barfleur Rise, Lyme Regis

Fox & Sons are delighted to bring to the market this stunning detached four bedroom family home, situated in a desirable cul-de-sac on the popular Woodberry Copse development on the outskirts of the beautiful coastal town of Lyme Regis.

Front Garden

To the front of the house enclosed by wrought iron railings is a pretty front garden with mature shrub beds, gravel borders and paved pathway leading to storm porch and front door

Entrance Hallway

A storm porch and front door open to a welcoming and spacious entrance hall, understairs cupboard, radiator and spotlights

Downstairs Cloakroom

uPVC double glazed obscure glass to side aspect, wash hand basin with tiled splashback, low level WC, radiator and spotlights

Utility Cupboard

Fitted with granite worktop with space and plumbing for washing machine and tumble dryer under (plus an additional appliance) and wall cupboards

Study

8' 3" x 8' 10" (2.51m x 2.69m)

uPVC double glazed window to front aspect, radiator and ceiling light point

Lounge

11' 7" x 15' 7" (3.53m x 4.75m)

uPVC double glazed window to rear aspect overlooking terraced patio and garden, radiator and ceiling light point

Open Plan Kitchen/Dining

27' 2" x 14' 4" max (8.28m x 4.37m max)

A beautifully light room with 3 Velux roof lights, uPVC double glazed windows to front and side aspects, uPVC door to side aspect leading to driveway and uPVC double doors to rear aspect

opening to the terraced patio and garden. The kitchen area has a central island with a ceramic induction hob with cooker hood over, comprehensive range of stylish modern base and wall mounted units and cupboards with granite worktops over, complemented by a feature acrylic splashback and a 1.5 drainer sink. Quality integral Siemens appliances include a fridge/freezer, dishwasher and Wi-Fi controlled twin electric ovens. Contemporary ceramic tiled floor, radiators and spotlights. With space for dining and lounge areas

Landing

Built in cupboard housing immersion water tank, loft hatch allowing access to partially boarded loft space, radiator and ceiling light point

Master Bedroom

12' 9" x 11' 9" (3.89m x 3.58m)

Dual aspect uPVC double glazed windows to side and rear with some sea views, built in sliding door triple wardrobe, radiator and ceiling light point

En-Suite

uPVC double glazed obscured window to side aspect, walk in shower, wash hand basin, low level WC, fully tiled walls, heated towel rail and spotlights

Bedroom Two

14' 5" x 8' 8" (4.39m x 2.64m)

uPVC double glazed windows to front and side aspects, built in mirrored sliding door wardrobe, radiator and ceiling light point

Bedroom Three

11' 8" x 10' 2" (3.56m x 3.10m)

uPVC double glazed window to front aspect, built in mirrored sliding door wardrobe, radiator and ceiling light point





Bedroom Four

12' x 8' 6" (3.66m x 2.59m)

uPVC double glazed windows to rear and side aspect, built in display shelving unit, radiator and ceiling light point

Bathroom

uPVC double glazed obscured window to side aspect, contemporary style suite comprising of panelled bath, walk in shower, vanity unit wash hand basin and low level WC. Fully tiled walls, heated towel rail and spotlights

Rear Garden

Extending the full width of the property and enclosed by wrought iron railings, the paved terraced patio area, with outside power sockets and lighting, enjoys the sun for much of the day making it an ideal spot for al fresco entertaining. Paved steps lead down to the enclosed garden which are mainly laid to lawn and edged with well stocked herbaceous and shrub borders and fruit trees. Feature gravel areas, hot bin and water butts, further outside power sockets and a useful timber potting/storage shed complete the rear garden



Garage & Driveway

20' 2" x 10' 3" (6.15m x 3.12m)

Equipped with an up and over door, light and power sockets and useful boarded storage space in the roof void above. Double timber gates open to a driveway providing parking for multiple vehicles and a gate opens to the delightful south westerly facing terraced patio and rear garden



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welcome to

Barfleur Rise, Lyme Regis

- Beautiful four bedroom home
- Stunning open plan kitchen/dining/lounge area
- Council Tax Band F
- Remainder of the NHBC
- Private driveway & garage

Tenure: Freehold EPC Rating: B

£695,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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AXM104493 - 0003

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