



Derby Avenue, Skegness PE25 3DH

welcome to

Derby Avenue, Skegness

4/5 Bedroom Detached House with Master En-Suite Shower Room and the addition of a Family Bathroom, Lounge, additional Reception Room, Dining Room, Kitchen, Utility, Sun Room with Balcony, Paved Driveway, Garage, Heated and enclosed Spa Pool, Sea Views, Rear Garden, located in sought after area.

Entrance

Entrance door leads into the good sized entrance hallway which has two radiators, staircase leading to the 1st floor and doors leading into the following rooms:

Bedroom 1

18' 8" x 12' 8" (5.69m x 3.86m)

Has a sliding door to the rear and a door into:

Jack & Jill En-Suite

Has a shower, Sink, WC, towel radiator and door back into the hallway.

Bedroom 2

14' 2" x 13' 8" (4.32m x 4.17m)

Has windows to the front and a radiator.

Bedroom 3

13' 9" x 11' 10" (4.19m x 3.61m)

Has a window and a radiator.

Bedroom 4

13' 10" x 11' 9" (4.22m x 3.58m)

Has a window and a radiator

Family Bathroom

Has a free standing bath, separate shower cubicle, WC, sink, bidet and an opaque window

Landing

Has a radiator and doors leading into the following rooms:

Lounge

20' x 14' (6.10m x 4.27m)

Has a window looking into the landing area, sliding door into the sun room, two radiators.

Dining Room

11' 10" x 8' 6" (3.61m x 2.59m)

Has a window and a radiator

Sun Room

20' x 6' (6.10m x 1.83m)

Has sliding doors opening up to the Juliette balcony, door to the side leading to the balcony area ideal for sun loungers and a radiator.

Snug

13' 11" x 11' 10" (4.24m x 3.61m)

Has a window and a radiator

Kitchen

Irregular Shaped Room 14' max x 11' 10" (4.27m max x 3.61m)

Comprising of wall, base and drawer units with worktop space over, sink, windows to the front, extractor fan, radiator and space for other appliances. This room is irregular shaped and rounded at the front elevation.

Utility Room

Has base and wall units with worktop space over, sink, loft hatch access

Wc

Has a WC

Study

13' 9" x 11' 10" (4.19m x 3.61m)

Has been used as a study area but could be an additional bedroom if required. Has a window and radiator.

External

Externally the property benefits from off street parking which leads to the garage. The rear offers



lawned space as well as covered swimming pool.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



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welcome to

Derby Avenue, Skegness

- ***NO CHAIN***
- UNIQUE DETACHED 4/5 BED HOUSE - CUL-DE-SAC, SOUGHT AFTER LOCATION.
- SEA VIEW.
- ENCLOSED HEATED SPA POOL
- PAVED DRIVEWAY WITH 22" GARAGE

Tenure: Freehold EPC Rating: C

offers over

£480,000

directions to this property:

See Multi-map illustration



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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Property Ref:
SKG109562 - 0006

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