

ESTATE AGENTS

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Price £550,000

Situated in this sought-after UNADOPTED ROAD in St Leonards is this TRULY STUNNING EXTENDED FOUR BEDROOMED DETACHED BUNAGLOW having been the subject of much improvement by the present vendor.

Inside, the property comprises a 25ft LOUNGE-KITCHEN-DINING ROOM with SUPERB KITCHEN featuring INTEGRATED APPLIANCES and also bi-folding doors opening to the rear gardens, FOUR GOOD SIZED BEDROOMS, gas central heating, double glazing, MODERN BATHROOM with contemporary style suite including shower and wc. Outside there are gardens to the front providing OFF ROAD PARKING leading to a GARAGE with electric door, and to the rear is a well-proportioned and LANDSCAPED GARDEN.

The only way to truly appreciate this BEAUTIFULLY PRESENTED and STUNNING HOME is to arrange an immediate viewing via the owners agents, call now to avoid disappointment.

FRONT DOOR

Leading to;

ENTRANCE HALL

Skylight window, double glazed window to front aspect, radiator, Nest thermostatic controls, trap hatch to loft space with drop down ladder and combination boiler located loft also, inset ceiling spotlighting, door to;

LOUNGE-KITCHEN-DINER

25'10 max x 20'8 max (7.87m max x 6.30m max)

Double glazed window to rear aspect, inset one ½ bowl sink with stainless steel mixer tap over, range of modern base units comprising cupboards set beneath marble working surfaces with matching upstand, fitted wall units over, chimney style hood, cooker point, island unit with breakfast bar and drawers with integrated fridge and freezer set beneath, integrated dishwasher, integrated wine fridge, plumbing for washing machine, three radiators, tiled flooring, inset ceiling spotlighting, double glazed bi-folding patio doors opening to rear garden, Velux skylight window to rear aspect also, part glazed return door to hallway.

BEDROOM ONE

12' max x 10'11 (3.66m max x 3.33m)

Double glazed bay window to front aspect, radiator, return door to hallway.

BEDROOM TWO

11'10 max x 11'2 max (3.61m max x 3.40m max)

Double glazed window to front aspect, radiator, return door to hallway.

BEDROOM THREE

10' x 7'10 (3.05m x 2.39m)

Double glazed window to side aspect, radiator, return door to hallway.

BEDROOM FOUR

10'10 max x 7'1 max (3.30m max x 2.16m max)

Double glazed window to side aspect, radiator, built in cupboard, return door to hallway.

BATHROOM

Double glazed windows to side aspect, tiled walls, walk in shower cubicle with rain waterfall shower, contemporary style bath with mixer tap over, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, tiled floor, inset ceiling spotlighting, heated towel rail, return door to hallway.

FRONT GARDEN

Laid to lawn with block paved driveway providing off road parking for multiple vehicles and leading to;

GARAGE

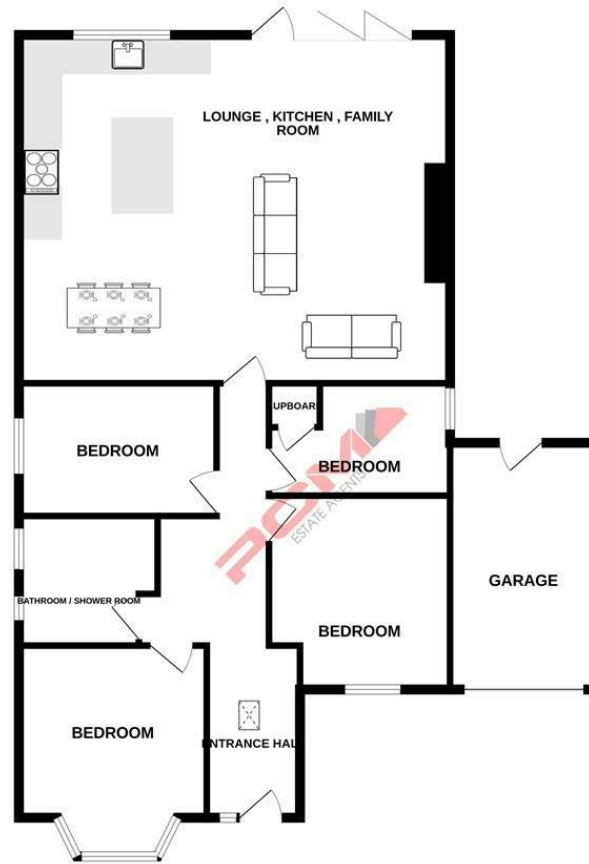
Electric door with light and power, personal door to rear.

REAR GARDEN

Superbly landscaped with great size level patio and steps up to gardens laid principally to level lawn with trees and shrubs, side access and outside tap.



GROUND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		