



ESTATE AGENTS

Sunnycroft, Butchers Lane, Three Oaks, TN35 4NE

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £675,000

*** SOLD PRIOR TO MARKETING ***

PCM Estate Agents are delighted to present to the market a RARE OPPORTUNITY to secure a DETACHED FOUR/ FIVE BEDROOM FAMILY HOME tucked away in a quiet SEMI-RURAL location in the sought-after village of THREE OAKS. Occupying just under a THIRD OF AN ARCE PLOT (unverified) with BEAUTIFUL GARDENS to the front and rear.

Inside, the property offers EXCEPTIONALLY WELL-PROPORTIONED and VERSATILE FAMILY ACCOMODATION comprising an entrance porch with access onto a large storage room, living room, OPEN PLAN KITCHEN-DINING-FAMILY ROOM with LOVELY VIEWS and access onto a LOVELY LANDSCAPED LEVEL FAMILY FRIENDLY GARDEN. There is also a SNUG/ OPTIONAL FIFTH BEDROOM, office and an inner hall. The kitchen has access to a SEPARATE UTILITY which also leads to a ground floor bathroom. To the first floor the landing provides access to a family bathroom and FOUR BEDROOMS, with the MASTER BEDROOM having an EN SUITE SHOWER ROOM and WALK-IN-WARDROBE.

The front garden is accessed via a FIVE BAR WOODEN GATE onto a pea beach driveway providing OFF ROAD PARKING for multiple vehicles. The REAR GARDEN is LEVEL AND FAMILY FRIENDLY and mainly laid to lawn with a stone patio offering ample space for patio furniture and chairs, and a brick built barbequing area.

The property is located within reach of a number of 1066 walking routes and the nearby towns of Hastings and Rye, as well being within easy reach of Fairlight and Westfield.

We consider this property a must view for any family seeking a beautifully presented DETACHED HOME in a semi-rural location. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening onto:

SPACIOUS PORCH

Double glazed windows to both side and front elevations, ample space for storing shoes and hanging coats, wooden stable style door opening to the accommodation and further door to side opening to:

STORE ROOM

Currently utilised as a store room but offers versatility and could be easily adapted to another use, dual aspect with double glazed window to side and front, also housing a wall mounted boiler, ample power points and lighting. There are pleasant views over the front garden.

OFFICE

12'9 x 9'9 (3.89m x 2.97m)

Wood flooring, radiator, recessed shelving, wall mounted consumer unit for the electrics, double glazed door opening to side aspect, double opening doors opening to living room and further door opening to the inner hallway.

LIVING ROOM

18'9 x 13'8 (5.72m x 4.17m)

Dual aspect room with double glazed windows to front and side elevations with pleasant views over the front of the property, double radiator, single radiator, coving to ceiling, fireplace with inset wood burning stove, television point.

INNER HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, wood flooring, double radiator, doors opening to snug and to:

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

31'3 x 12'5 max (9.53m x 3.78m max)

Impressive room located at the back of the house with two sets of double glazed French doors opening onto a beautifully landscaped sunny garden. This room is the hub of the home and offers exceptionally well-proportioned, well-maintained and well decorated space to entertain and utilise as a family. The kitchen area is fitted with a matching range of eye and base level cupboards and drawers with complimentary working surfaces over, five ring gas hob with two ovens below and a fitted cooker hood over, space for American style fridge freezer, space and plumbing for dishwasher and a further under counter fridge, inset one & ½ bowl drainer-sink with mixer tap, inset down lights, part tiled walls, tile effect laminate flooring which extends through the kitchen into the dining area. There is further seating and space for a sofa and television, wood flooring, two radiators, ceiling speaker system and double glazed window overlooking the garden.

UTILITY ROOM

10'8 x 7'3 (3.25m x 2.21m)

Coving to ceiling, tile effect laminate flooring, fitted with a matching range of lower base cupboards having worksurfaces over, space and plumbing for washing machine and tumble dryer, further space for chest style freezer, double glazed tilt and turn window to front aspect, loft hatch providing access to an area of loft space above the utility, telephone point and door to:

DOWNSTAIRS BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, electric shower over bath, pedestal wash hand basin, low level wc, ladder style heated towel rail, non-slip flooring, part tiled walls, extractor for ventilation, double glazed pattern glass window to front aspect.

SNUG

12'3 x 10'5 (3.73m x 3.18m)

Dual aspect with double glazed windows to side and rear, coving to ceiling, radiator.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window with pattern glass to side aspect.

BEDROOM ONE

13'1 x 11'7 (3.99m x 3.53m)

Picture rail, double radiator, fireplace, double glazed tilt and turn window to side/ front aspect, door to:

EN SUITE

Glass shower enclosure with spa style shower, dual flush low level wc, twin wash hand basin's with storage set beneath, ladder style heated towel rail, radiator, part tiled walls, non-slip flooring, down lights, airing cupboard housing immersion heater and providing ample storage with slatted shelves, double glazed tilt and turn windows to rear aspect and door opening to:

WALK IN WARDROBE

Fitted with shelves, hanging rails and drawers.

BEDROOM TWO

12'4 x 9'6 (3.76m x 2.90m)

Feature fireplace, radiator, double glazed tilt and turn window to front aspect with pleasant views.

BEDROOM THREE

12'1 x 12' (3.68m x 3.66m)

Loft hatch, radiator, double glazed tilt and turn window to side aspect.

BEDROOM FOUR

9'7 x 7'3 (2.92m x 2.21m)

Radiator, double glazed tilt and turn window to front aspect.

SHOWER ROOM

Modern suite comprising a large corner walk in shower enclosure with rain style shower head, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, non-slip flooring, ladder style heated towel rail, down lights, double glazed window with pattern glass to side aspect.

OUTSIDE - FRONT

Good sized front garden accessed via a five bar wooden gate onto a driveway laid with pea beach and offering plenty of space to park several vehicles. The front garden itself is mainly laid to lawn with pathways and planted borders.

REAR GARDEN

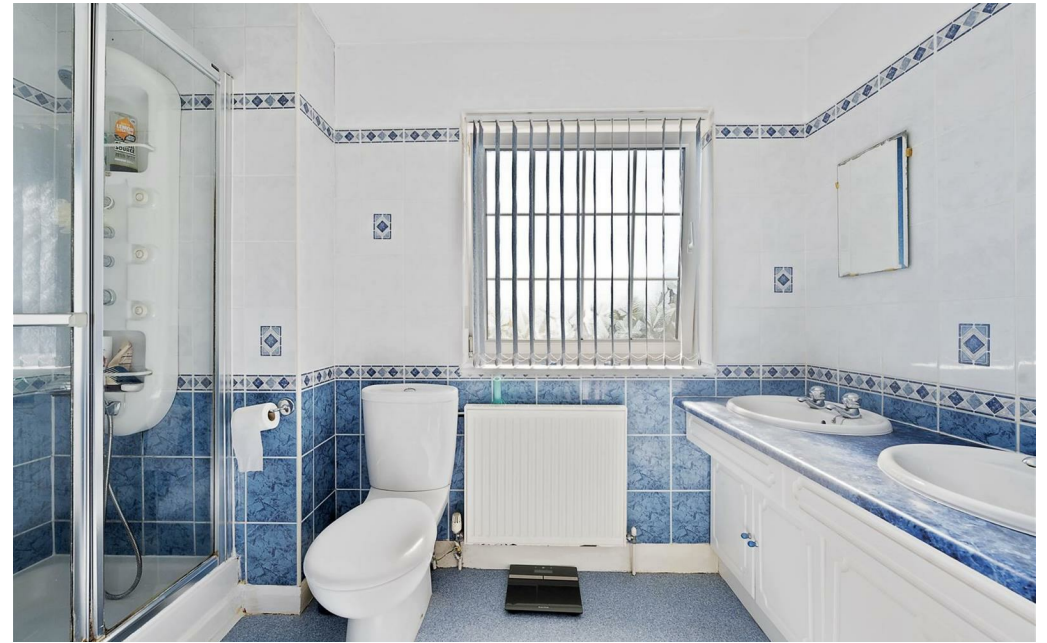
Level and sunny family friendly garden mainly laid to lawn with planted borders and a stone paved patio abutting the property offering ample space for patio furniture to sit out and entertain, brick built barbequing area, fenced boundaries, gated access down both side elevations, outside water tap, outside lighting, range of small Magnolia trees, a Weeping Birch and Rhododendron.

AGENTS NOTE

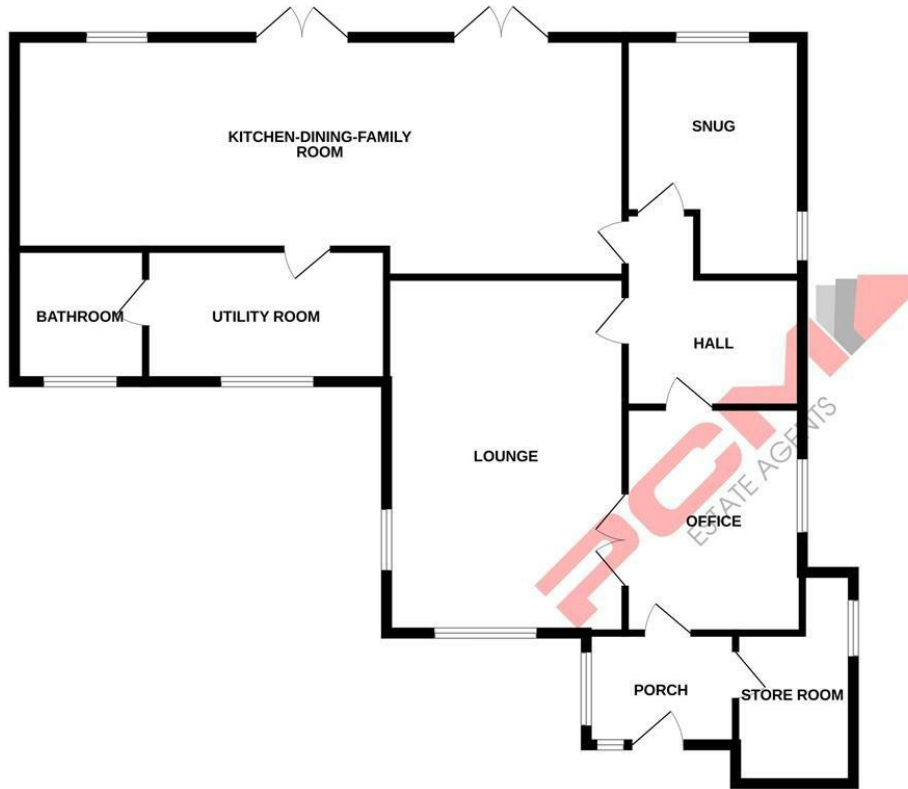
The vendor has advised us that the property is on private drainage via a water treatment plant, but is on mains gas, mains electric and has superfast broadband.



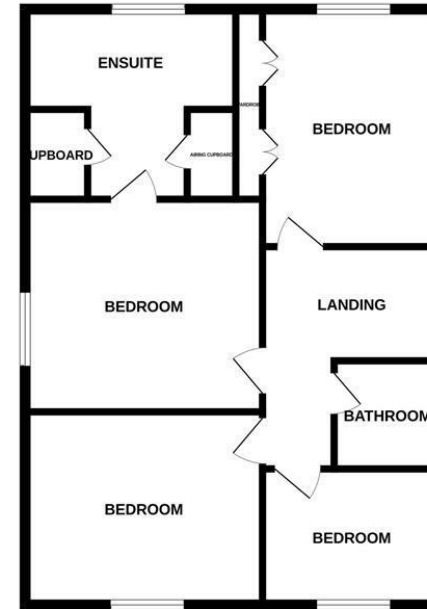




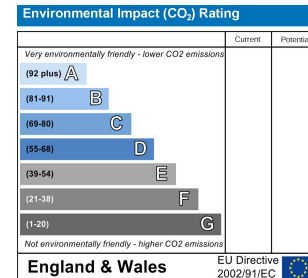
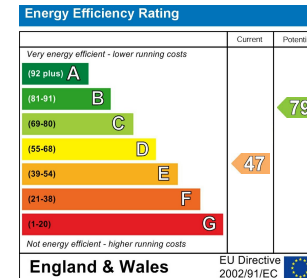
GROUND FLOOR



1ST 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.
Made with Metropix ©2023



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.