



'Opal House' Shardeloes Road, Skegness

**£575,000**

SINCE 1842  
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PROPERTY PROFESSIONALS







'Opal House', Shardeloes Road  
Skegness  
Lincolnshire, PE25 3AA

**"AGENTS COMMENTS"**

*A rare opportunity to purchase one of the most iconic contemporary designed houses built in Skegness in recent years being in a very sought after area close to the Seacroft Golf Course and the beach. The property has versatile and light-filled fully open plan first floor living space with lounge into the kitchen opening out onto the rear first floor balcony, having 3 cozy second floor bedrooms, 'jack & Jill' bathroom, the master suite having dressing and shower rooms. A 17' wide garage with remote controlled roller door, tiled floor and modern units which leads into the versatile family space presently used as a bedroom and dressing room with patio doors to the open-air dining area. The property has the benefit of triple glazed windows, gas fired central heating being underfloor throughout the 3 floors, interactive lighting and entertainment systems. Must be viewed to fully appreciate the level of accommodation on offer.*

**"ABOUT THE AREA"**

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.





## Accommodation:

### Reception Hall

14'9" x 7'2" (4.5m x 2.2m)

With oak entrance door framed by triple glazed side screens, diagonally laid Italian marble tiled floor, central heating temperature control, telephone point, master light control system, recessed cloaks cupboard (2.35m x 1.01m) having an automatic light, matching Italian marble tiled flooring, coat and shoe racks, lighting system control panel. Access door to garage.

### Cloakroom

6'8" x 3'9" (2.04m x 1.16m)

Equipped with wc and wash hand basin, window to rear and matching Italian marble tiled floor.

### Garage

19'9" x 17'2" (6.03m x 5.25m)

Having remote controlled large roller shutter door, tiled floor with underfloor heating, extensive range of grey high-gloss wall and base units with worksurface over incorporating a 1 & 1/2 bowl sink with mixer tap, space and plumbing below for washing machine and dryer, wine chiller, fridge and freezer, suspended ceiling, inset ceiling spotlights, door to:

### Family Recreational Room / Bedroom 4

23'9" x 14'4" (7.26m x 4.38m)

Having Karndean flooring, recess housing a wall mounted television with cupboards below containing the Helios air handling system. The room is presently arranged with a range of 5 free-standing wardrobes creating a screen with two large sliding patio doors with side screens opening out onto the open air dining area and the rear garden.

### First Floor Landing

18'4" x 5'11" (5.6m x 1.82m)

With natural ash staircase, full-height Upvc window to front, Karndean natural wood style panelled flooring, inset ceiling spotlights, a pair of ash framed glazed doors with matching side screen open into the:





## Open-Plan Living Area

Currently laid out as follows:-

### Lounge

23'3" / 19'8" x 19'7" / 18'7" (7.09m / 6.01m x 5.99m / 5.68m)  
Karndeian natural wood style panelled flooring and air-conditioning unit, drop-down projector screen, superb full-height range of tinted windows overlooking Shardeloes Road, integrated recessed lighting with mood control settings, wall mounted television and cinema surround sound. Door to office.

### Dining Kitchen

24'7" x 14'8" (7.5m x 4.49m)  
Equipped with a stylish high-gloss range of wall and base units with white silstone worksurfaces incorporating breakfast bar, inset stainless steel sink with mixed tap, Meile induction hob with Meile stainless steel hood over, integrated Meile fridge and freezer, dishwasher, oven, microwave, steam oven and 2 warming drawers. Karndeian flooring, inset ceiling spotlights, range of Upvc doors and screens opening onto the:

### Balcony

With stainless steel handrails, decking to floor allowing a generous space for enjoying the outside with matching steps leading down to the open-air dining area.

### Office

10'4" x 4'1" (3.15m x 1.25m)  
Having built-in oak shelving, controls for the CCTV system, Upvc patio doors to balcony.

### Second Floor Galleried Landing

With natural ash return staircase, having an open area with space for sitting or studying with Upvc double glazed windows to front and rear aspects, triple sliding doored wardrobe/cupboard, 2 doors into the loft storage area, integrated lighting.

### Master Bedroom Suite

Comprising:-





### Bedroom

13'6" x 12'4" (4.14m x 3.77m)

Having a large Upvc 4-panel window, inset ceiling spotlights, telephone point, door to:

### Dressing Room

9'2" x 8'2" (2.8m x 2.51m)

Having a part sloping ceiling, with Upvc window to rear, hanging rails and drawers, door to:

### Shower Room

8'2" x 5'1" / 3'10" (2.5m x 1.57m / 1.19m)

Equipped with a large shower cubicle with direct shower and glass screen, wc, vanity wash hand basin set in cupboard, tiled walls, mirrored cupboard, integrated ceiling speakers and spotlights.

### Bedroom 2

11'10" x 8'11" (3.62m x 2.73m)

Having Upvc window to front, inset ceiling spotlights.

### Bedroom 3

15'3" / 11'4" x 10'2" (4.67m / 3.47m x 3.11m)

Having part sloping ceiling, Upvc window to front, door to:

### 'Jack & Jill' Bathroom

10'2" / 6'7" x 9'3" (3.1m / 2.02m x 2.82m)

Fitted with a curved shower bath with direct shower over, wc with concealed cistern, vanity wash hand basin on a unit, tiling to walls, Velux double glazed rooflight window, Karndean flooring, mirrored cabinet, towel rail, door to landing.

### Exterior:

The property has a low front wall of complimentary brick with 2 raised decorative shrub beds and a block paved drive giving ample parking to the front of the property and leading to the garage and entrance door. A side gate opens onto the passage where there is an integrated boiler room housing the central heating boiler and leads to the rear garden which has a riven paved patio area and a mediterranean style raised bed and artificial grass. Doors from the rear garden open into the family room and stylish steps lead up to the first floor balcony.





**Tenure & Possession:**

The property is Freehold with vacant possession upon completion.

**Local Authority:**

Council Tax Band 'E' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

**Services:**

We understand that mains gas, electricity, water and drainage are connected to the property. The property has an interactive lighting system on all floors. Underfloor heating throughout the property. Ventilation system to the first and second floors.

**Energy Performance Certificate:**

The property has an energy rating of C-78. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0788-2806-6336-2290-3571.

**Viewing:**

Viewing is strictly by appointment with the Skegness office at the address shown below.



# Shardeloes Road, Skegness, PE25

Approximate Area = 2433 sq ft / 226 sq m (includes garage)

Limited Use Area(s) = 13 sq ft / 1 sq m

Outbuilding = 338 sq ft / 31 sq m

Total = 2784 sq ft / 259 sq m

For identification only - Not to scale



Denotes restricted head height



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## FLOORPLAN

Not to scale

### For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

