



Sandringham Meadows

South Beach Estate

This outstanding ex-show home semi detached property is presented over three glorious floors. Beautiful and stylish throughout and benefiting from many upgrades throughout. Situated on the highly popular South Beach Estate, within the catchment area for popular local schools and close to the beach and local shops. Entrance hallway, downstairs cloaks/W.C., stunning, high gloss breakfasting kitchen with appliances, rear lounge/dining room with French doors opening to the rear garden. To the first floor there is a spacious landing area, first floor lounge with Juliette balcony enjoying an open rear aspect, spacious bedroom with access to the en-suite Jack and Jill shower room. To the second floor there are three further bedrooms, the master bedroom with en-suite shower room. Contemporary family bathroom. The rear garden has been substantially improved with patios, borders, ornamental pond. Double length driveway to the front and garage with power and lighting

Offers Over: £199,950

EPC Rating: C

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY:

Spacious hallway with radiator, turned staircase to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C.:

Spacious and contemporary downstairs cloaks/W.C., with hand washbasin, low level W.C. with push button cistern, radiator, double glazed window

LOUNGE/DININGROOM: 14'8 x 11'11, (4.47 x 3.63m) Maximum Measurements, (rear):

Excellent sized lounge/diner with double glazed French doors opening to the rear garden, large under-stair cupboard with spotlight, radiator

BREAKFASTING KITCHEN: (front): 14'9 x 7'1, (4.50 x 2.16m)

Stunning, high gloss, upgraded kitchen incorporating a range of Walnut effect base, wall and drawer units, high gloss roll edge worktops, integrated double electric oven, gas hob, AEG cooker hood, integrated fridge and freezer, dishwasher and washer/dryer, spotlights to ceiling, wine rack, wall mounted central heating boiler, high gloss tiled floor, double glazed window, radiator

FIRST FLOOR LANDING AREA:

Spacious landing with double glazed window, excellent space which could be utilised as study area or display, radiator, airing cupboard

LOUNGE: (rear): 13'1 x 11'11, (3.99 x 3.63m)

Gorgeous and stylish lounge of generous proportions, with Juliette balcony and double glazed French doors overlooking the open aspect to the rear, double glazed window



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BEDROOM THREE: (front): 10'8 x 8'1, (3.25 x 2.46m)

Fitted cream high gloss robes, radiator, double glazed window, door to:

JACK AND JILL EN-SUITE SHOWER ROOM:

Contemporary en-suite which can also be accessed from the main landing area, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level W.C. with push button cistern, half tiled walls, high gloss tiled floor, radiator

SECOND FLOOR LANDING AREA:

Radiator

BEDROOM ONE: (rear): 8'2 x 12'10, (2.48 x 3.91m)

Including depth of attractive fitted robes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle, chrome shower, pedestal washbasin, low level W.C. with push button cistern, high gloss tiled floor, tiled wall and shower area, spotlights to ceiling, extractor fan

BEDROOM TWO: (front): 9'5 x 7'9, (2.87 x 2.36m)

Radiator, double glazed window

BEDROOM FOUR: (rear): 9'2 x 6'3 (2.79 x 1.91m)

Radiator, double glazed window, attractive fitted robes

BATHROOM:

A contemporary and beautiful presented bathroom comprising of, bath, pedestal washbasin, low level W.C. with push button cistern, radiator, high gloss tiled floor, part tiled walls, spotlights to ceiling, radiator, double glazed window, shaver point

EXTERNALLY:

A beautifully and thoughtfully landscaped and improved rear garden, which is enclosed and not overlooked. Paved patios, lawned area, borders ornamental pond, outside tap, double length driveway and garage, with storage into eaves and power and lighting





Tenure

Freehold – Not Confirmed

It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

BL8749/AI/JC/190820/V.2

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