



## Railway Road, £415,000

- COUNCIL TAX BAND - F
- EXTENDED TO REAR
- SHOW HOME CONDITION
- 4 BEDROOMS - FAMILY BATHROOM - ENSUITE TO MASTER
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- QUIET CUL-DE-SAC LOCATION
- EPC Rating: B



 4
  2
  2



## About the property

SHOW HOME CONDITION - EXTENDED TO REAR - DRIVEWAY & GARAGE - FAMILY BATHROOM & ENSUITE TO MASTER. The property is close to local amenities; coastal walks, beaches, shops, transport links.

## Accommodation

### Entrance Hallway

### Cloakroom

W.c, sink, tiled flooring.

### Study

7' 4" x 6' 9" ( 2.24m x 2.06m )

Carpet, window to front.

### Lounge

14' 9" x 10' 8" ( 4.50m x 3.25m )

Carpet, french doors to rear, electric fireplace.

### Kitchen/Diner

22' 2" x 15' 7" ( 6.76m x 4.75m )

Matching wall and base cabinets with complimentary worktops, tiled floor, utility space, breakfast bar, integrated appliances, open plan to dining space and sun room.

### Sun Room



11' 9" x 11' 8" ( 3.58m x 3.56m )

\*Extension\* Tiled flooring, sky lights, fitted blinds, french doors leading to rear garden.

#### Landing

Carpet.

#### Bedroom One

11' 7" x 10' 9" ( 3.53m x 3.28m )

Carpet, fitted wardrobes.

#### En Suite Shower

Tiled floor and half tiled walls, w.c, sink, shower cubicle.

#### Bedroom Two

9' 4" x 8' 8" ( 2.84m x 2.64m )

Carpet, fitted wardrobes.

#### Bedroom Three

9' 7" x 9' 4" ( 2.92m x 2.84m )

Partial sea view to rear, carpet, fitted wardrobes.

#### Bedroom Four

10' 2" x 8' 7" ( 3.10m x 2.62m )

Carpet.

#### Bathroom

Tiled floor, fitted bath, w.c, sink.

#### To Front

Driveway to side of property for multiple vehicles.

#### Garage

20' 2" x 10' 8" ( 6.15m x 3.25m )

Power.

#### To Rear

Tiered garden, patio area, lawn, complimentary plants and shrubs.

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## Floorplan



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