

The Strand, **Starcross**, EX6 8PA



NO ONWARD CHAIN. A unique opportunity to purchase this 4/5 bedroom detached house of quality with accommodation arranged over 3 floors. The property is situated in a tucked away level position with the advantage of block paved parking behind an electric gate, large integral garage, luxury kitchen/dining room and enclosed garden.

FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

Offers in excess of £450,000

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FRASER & WHEELER

FRONT DOOR AND SIDE WINDOW TO

ENTRANCE HALL

Staircase with feature recessed lighting leading to the first floor with part open gallery, tiled floor with underfloor heating, large storage cupboards and doors to:

UTILITY ROOM

Obscure glazed door leading to the rear garden, base and eye level units with roll top work surfaces, stainless steel sink with drainer and mixer tap, plumbing, tiled splash backs and wall mounted fuse box.

CLOAKROOM

Suite comprising WC with concealed cistern, wash hand basin with vanity unit, heated towel rail and extractor fan.

LARGE INTEGRAL GARAGE

Electric door, light connected.

KITCHEN/DINING ROOM

A lovely light space with stainless steel and glass balustrade providing an open gallery to the ground floor, staircase leading to the second floor again with glass, stainless steel and recessed lighting, double glazed door to the front with Juliet Balcony, high gloss units with quartz worktops over, inset sink unit, electric hob with feature extractor over, eye level double oven, fitted dishwasher, fridge, under lighting, space for a good size table and chairs. Door to:

INNER HALL

Lighting and doors to:

BEDROOM 1

Fitted wardrobes, doors to the front with Juliet Balcony and door to:

EN SUITE SHOWER ROOM

Suite comprising WC, wash hand basin, shower enclosure, heated towel rail, extractor fan, tiled walls and floor.

BEDROOM 2

Window to the side and wall mounted TV point.

BEDROOM 5/STUDY

Window to the side of the property. A great additional room with versatility.

FAMILY BATHROOM

Suite comprising WC and sink unit in a concealed unit with storage, bath with rainfall shower and glass screen over, heated towel rail, tiled walls, floor and obscure glazed window to the rear.

SITTING ROOM

A lovely bright space with window to the side, 2 Velux windows to the front, eaves storage space, spot lights radiator and door to:

BEDROOM 3

Velux window to the rear, radiator and fitted bedroom furniture.

BEDROOM 4

Velux window to the rear, radiator and fitted bedroom furniture.

SHOWER ROOM

Velux window to the rear, Shower enclosure, WC, wash hand basin, spot lights, extractor and heated towel rail.





OUTSIDE

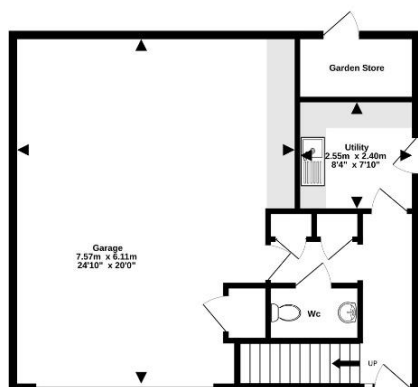
The property is approached via an electric gate providing access to number 1 and 2 Strand Gardens, a brick paved driveway provides off road parking and leads to the rear of the property and also provides access to the garage. The rear garden is level and mainly laid to lawn with paved patio, raised decking, majority wall sound and access to an external garden store.

AGENTS NOTE

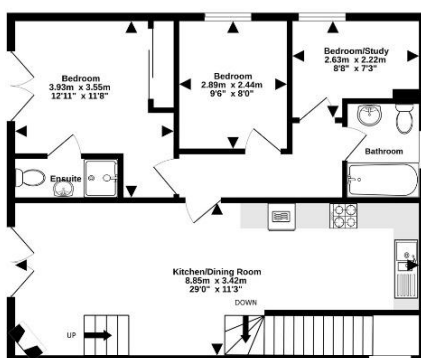
The property has underfloor heating to the ground and first floor with radiators to the top floor. The property is also fitted with a mains sprinkler system.



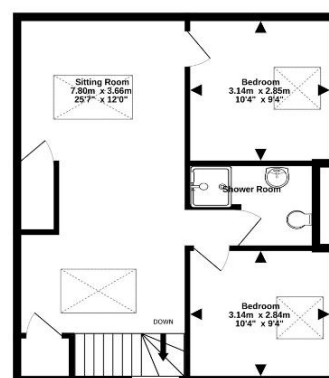
Ground Floor
65.6 sq.m. (706 sq.ft.) approx.



1st Floor
64.7 sq.m. (696 sq.ft.) approx.



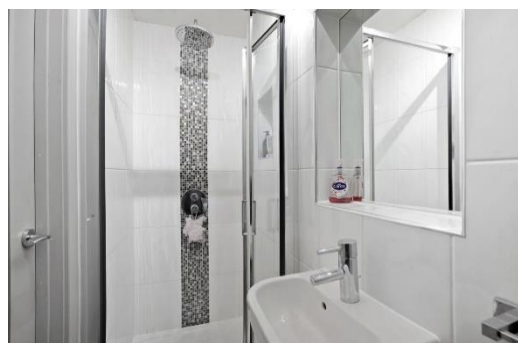
2nd Floor
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA : 182.6 sq.m. (1965 sq.ft.) approx.

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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