

A unique opportunity to acquire this individual three bedroom chalet style home ideally located close to Hill Head foreshore. Benefits to the home include a superb open plan kitchen/diner and an impressive en-suite master bedroom.

**The Accommodation Comprises**

**Entrance Hall**

Stairs to first floor.

**Lounge 20' 2" x 10' 11" (6.14m x 3.32m)**

Bespoke timber-framed double glazed window to front elevation, fireplace with open fire.

**Kitchen/Dining/Family Room 18' 9" x 19' 4" (5.71m x 5.89m) maximum measurements**

Inset spotlighting, fitted with a modern range of base cupboards and matching eye level units, solid oak work surfaces, one and a half bowl single drainer ceramic sink unit with mixer tap, integrated induction hob with extractor hood over, double electric eye-level oven, integrated fridge and dishwasher, cupboard housing boiler. The dining area features underfloor heating, exposed oak beams, double glazed windows and sliding doors to the rear elevation.

**Utility Room 7' 10" x 5' 1" (2.39m x 1.55m)**

Bespoke timber-framed double glazed window to side elevation, space and plumbing for washing machine and fridge freezer, inset sink unit.

**Shower Room**

Inset spotlighting, bespoke timber-framed obscured double glazed window to side elevation, corner shower cubicle with mains shower, WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, chrome ladder-style radiator, tiled floor,

**First Floor**

**Bedroom One 13' 1" x 10' 0" (3.98m x 3.05m) plus door recess**

Feature vaulted ceiling with exposed oak beams, double glazed Juliette balcony doors and windows to rear elevation, Velux windows, inset spotlighting, fitted cupboard.

**En Suite**

Inset spotlighting, shower cubicle with mains shower, WC with concealed cistern, wash hand basin set in vanity unit with mixer tap.

**Bedroom Two 14' 8" x 10' 11" (4.47m x 3.32m) plus recess**

Bespoke timber-framed double glazed window to front elevation.

**Bedroom Three 11' 0" x 8' 11" (3.35m x 2.72m) maximum measurements**

Bespoke timber-framed double glazed window to side elevation, built in wardrobes with sliding doors.

**Bathroom**

Inset spotlighting, bespoke timber-framed obscured double glazed window to side elevation, close coupled WC, wash hand basin set on vanity unit with mixer tap, modern free standing bath with mixer tap and hand shower attachment, chrome ladder-style radiator.

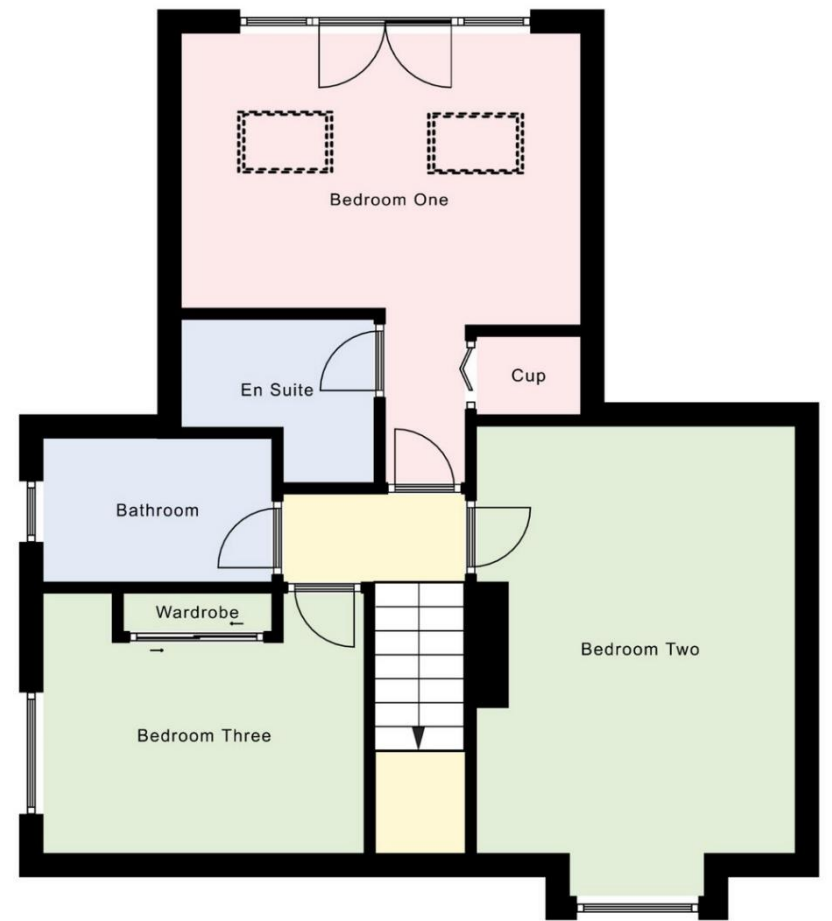
**Outside**

To the rear of the property is a low maintenance seating area. To the side and front is a lawned area with established trees and shrubs, wrapping around the property. There is a driveway leading to a double garage with two up and over doors.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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\*DRAFT DETAILS\*

£600,000  
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