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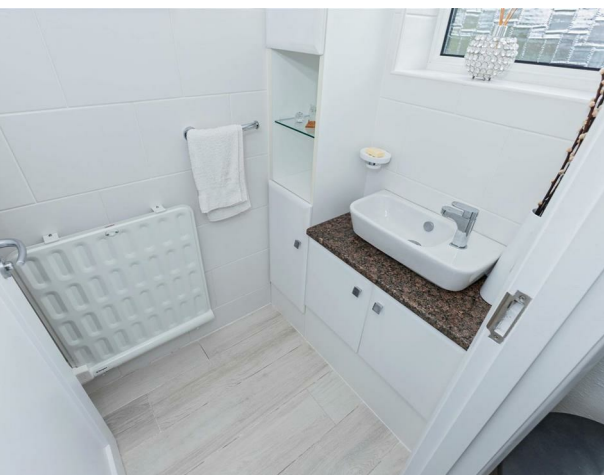
Description

We are delighted to offer to market this well presented detached family home ideally situated in this quiet close with local shops, schools, bus routes, parks and easy access to both the A24 & A27 all nearby. Accommodation offers four bedrooms, kitchen/breakfast room, open plan dining room, lounge, downstairs WC, four bedrooms and a modern bathroom. The property also benefits from private driveway, garage, and attractive rear and side garden.

Key Features

- Detached Family Home
- Modern Bathroom
- Downstairs WC
- Garage
- EPC Rating G
- Four Bedrooms
- Open Plan Dining Room
- Driveway
- Council Tax Band E





Double glazed front door to entrance porch with southerly aspect double glazed windows, tiled floor, part tiled walls, frosted double glazed uPVC door to:

Hallway

With electric radiator, space for telephone table, telephone point, under stairs storage and cloak cupboard with hanging rail and shelf, coving and door to:

Cloak Room

With concealed cistern WC, tiled walls, tiled floor, basin with mixer tap set in vanity unit with storage, tiled walls, frosted double glazed windows, downlighters.

Kitchen/Breakfast Room **4.21 x 2.90 (13'9" x 9'6")**

Wide range of matt white fronted base and wall units with granite worktop incorporating a one and half bowl sink with mixer tap, fitted Miele electric oven and Miele four ring hob with extractor fan over, integrated Miele microwave with slimline John Lewis dishwasher and John Lewis washing machine, pull out carousel storage cupboards, pan drawers, electric heater, tiled floor, tiled walls, downlighters, space for dining table, double glazed window, frosted double glazed door to side.

Lounge

7.05 x 4.96 (23'1" x 16'3")

L shaped lounge with feature york stone fireplace with matching tv plinths and storage, laid wood effect flooring, downlighters, coving, dual aspect double glazed windows, one to rear and to front, two electric radiators, double glazed patio doors, throughway to:

Open Plan Dining Area **5.23 x 2.63 (17'1" x 8'7")**

With two electric radiators, double glazed patio doors to rear garden, double glazed window, downlighters and coving.

Turn stairs to first floor landing with loft hatch and pull down ladder, airing cupboard housing pre-lagged copper cylinder and slatted shelving, downlighters, double glazed window.

Bedroom One

6.46 (max) x 5.72 (max)
(21'2" (max) x 18'9" (max))

Spacious L shaped bedroom with dressing area, limed oak fronted wardrobes with display shelving and hanging, two double glazed windows with distant sea views, downlighters, coving, two electric radiators, matching bedroom furniture with drawers, built in dressing table and display plinths, double glazed window to rear, bed side lighting on a

dimmer switch and wood effect flooring.

Bedroom Two

4.22 x 3.83 (max into wardrobe) (13'10" x 12'6" (max into wardrobe))

Double glazed window, electric radiator, wardrobe with hanging and shelves, coving, picture rail, bed side lights and wood effect laid flooring.

Bedroom Three

2.89 x 2.08 (9'5" x 6'9")

With wood effect flooring, wall mounted electric radiator, double glazed window with distant sea views and coving.

Bedroom Four

3.17 x 1.99 (10'4" x 6'6")

With dimmer switch, laid wood effect flooring, fitted wardrobe with shelf and hanging space, electric radiator, double glazed window, downlighters and coving.

Bathroom

With panel enclosed bath and mixer tap, fitted over bath shower with folding screen, basin with mixer tap set in vanity unit, concealed cistern low flush WC, tiled walls, tiled floor, frosted window, downlighters and heated towel rail.

Outside

Rear Garden

Low maintenance rear garden with attractive tiled two tier patio areas, deep flower beds with a range of mature trees and shrubs, outside tap and pergola.

Side Garden Area

With timber built storage shed and gate to:

Front Garden

Attractive tiered garden with gravel areas, mature shrubs and trees.

Garage

With gas meter, electric consumer unit, electric up and over door with power and light, access via private driveway.



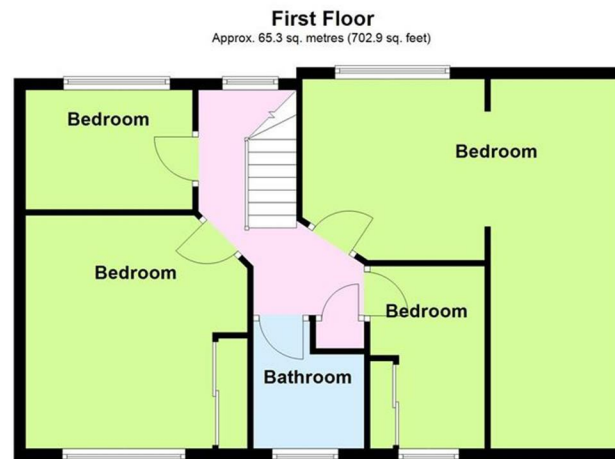


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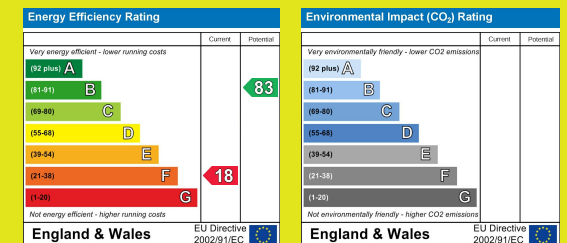
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Floor Plan Welland Road



Total area: approx. 148.0 sq. metres (1593.5 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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