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Description

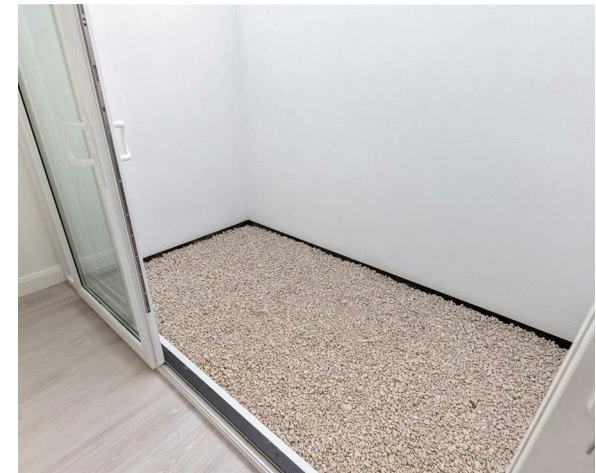
Robert Luff & Co are delighted to offer this individually designed Coach House, ideally situated within this development, yards from the mainline station with local schools, shops, parks, bus routes and the beach all nearby.

Accommodation offers a private entrance, hallway leading through to an open plan lounge/kitchen/dining space with feature glass wall leading out onto a private patio, double bedroom and beautifully finished modern bathroom. Other benefits include double glazing, gas fired central heating, allocated off road parking to the front via a private driveway, long lease, vacant position and new 10 year NHBC new home warranty.



Key Features

- Individually Designed Coach House
- Double Bedroom
- Yards From Mainline Station
- Double Glazing & Gas Fired Central Heating
- Long Lease
- Open Plan Kitchen/Lounge/Dining Room
- Private Patio
- 10 Year NHBC New Home Warranty
- Off Road Parking
- No Chain



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Private double glazed front door with frosted panel leading into:

Entrance Hall

Limed oak effect flooring throughout, radiator, built in cupboard housing fuse board, wall mounted digital thermostat, feature double glazed roof window providing lots of natural light, skimmed ceiling with spotlights, door leading into:

Kitchen/Lounge/Dining Space 7.25 x 3.58 (23'9" x 11'8")

Feature double glazed roof light, again providing natural light. The kitchen area offers a single stainless steel sink unit with chrome mixer tap and drainer inset to a marble effect roll top work surface with matt matching range of wall and base units, built in oven, four ring hob with extractor above and glass splashback, integrated fridge and freezer, integrated washer/dryer, integrated dishwasher, matching marble effect splashback, cupboard enclosed combi boiler, radiator, space for table and chairs, beautiful full height double glazed panel wall with sliding door insert leading out onto terrace, skimmed ceiling with spotlights.

Bedroom One

4.59 x 2.47 (max) (15'0" x 8'1" (max))

Double glazed sash window to front, radiator, tv point, telephone point, space for wardrobes and skimmed ceiling with spotlights.

Newly Fitted Bathroom

Double glazed roof light, fully tiled floor, tiled enclosed panelled bath with designer chrome mixer tap, shower attachment and glass screen, wash hand basin inset to vanity unit below with chrome matching mixer tap, low level flush WC, wall mounted chrome heated towel rail, part tiled walls with mirror insert, skimmed ceiling with spotlights and extractor fan.

Terrace

Wall enclosed terrace laid to attractive stones chips, ideal space for a table and chairs.

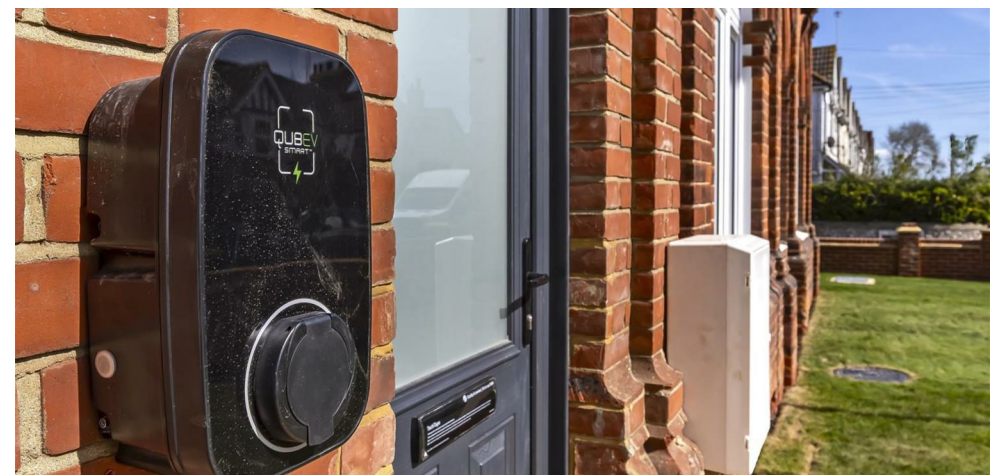
Driveway

Resin driveway providing ample off road parking for one, possibly two vehicles.

Tenure

Leasehold - 125 years

Ground Rent & Maintenance - TBC

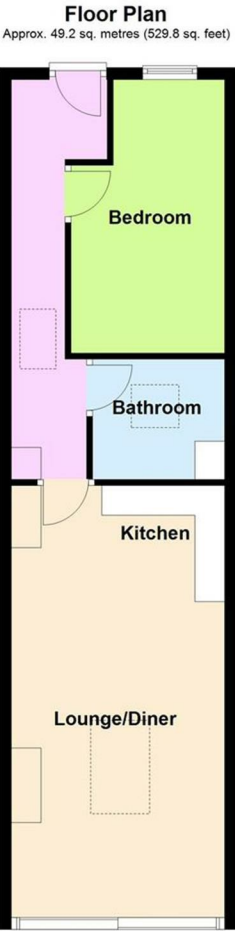


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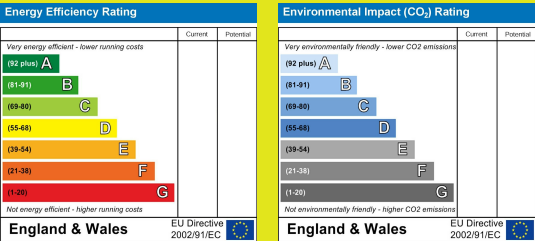
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Floor Plan Northcourt Road



Total area: approx. 49.2 sq. metres (529.8 sq. feet)



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