



Sid Road, Sidmouth

Guide Price £845,000

4 3 2



This deceptively spacious single storey residence is presented in great order and is offered for sale with no onward chain. The property has been extended and updated in recent years and now offers a modern kitchen/breakfast room and three stylish bathroom suites. The property is located in a private and secluded position adjoining The Byes and is situated just over half a mile from Sidmouth High Street and a little further to The Esplanade.

The accommodation briefly comprises a partly glazed entrance porch offering plenty of space to remove coats and shoes before passing through a secondary uPVC glazed door to the hallway. The hallway is a wide and welcoming space that naturally separates the living and bedroom accommodation. A sliding glazed door to the rear of the hallway offers access to the rear gardens. The living/dining room is a generously proportioned reception space with a large corner window that overlooks the rear gardens, a wood effect gas fire and folding doors that connect to the adjoining kitchen/breakfast room. The kitchen/breakfast is another well proportioned space that will also accommodate a good sized dining suite. The kitchen area offers an extensive amount of white fronted base and wall mounted units with a selection of integral appliances, a wide expanse of worksurfaces and laminate tile effect flooring. A large window overlooks the front with additional light entering the room through a skylight above. In addition to the living area, the kitchen also connects to the hallway and the utility room.

The utility room offers additional base and wall mounted units with space and plumbing for additional appliances. A uPVC glazed door opens to the carport at the side of the property, and an additional window overlooks the front. A inner hallway to the rear of the utility room connects to a wet room, a large storage cupboard and an additional reception space or bedroom. The wet room comprises a fully tiled suite with a thermostatic shower unit, a low level wc with a concealed cistern and a wash basin. The additional reception space or bedroom is a delightful dual aspect room with French doors that open onto the rear garden. This area of the property was added to create the possibility of an annex which would be suitable for a live-in carer or intergenerational living.

A second inner hallway adjoins the main entrance hall which connects to the bedroom accommodation. Bedrooms 1 and 2 are both large double bedrooms that feature a good range of fitted wardrobes and large windows that overlook the rear gardens. Bedroom 3 is a good sized single room, presently used as an office, with a window overlooking the front. The accommodation is completed by a modern fitted bathroom and shower room which are located opposite bedrooms 1 and 2 respectively. Each suite is fully tiled with a wash basin and fitted storage below and a low level wc with a concealed cistern. The bathroom features a panelled bath with a thermostatic shower unit over and the shower room offers a large walk in shower cubicle.

The property is approached over a brick paviour driveway which will accommodate off road parking for 3-4 vehicles. A carport is located to the right hand side of the property with a gate at the rear which connects to the rear gardens. A gate to the left hand side of the property also provides access to the rear gardens and offers space for two useful garden sheds. The rear gardens are a superb space that enjoy a westerly orientation and will please any keen gardener. A large patio is situated immediately to the rear of the property and provides the perfect space for entertaining. A large level lawn, which is surrounded by well stocked borders, adjoins the patio. The garden enjoys plenty of privacy to all sides. A private and gated path provides access for this and the two neighbouring properties immediately onto The Byes.

VIEWING By prior appointment with Redfern 01305 512544





- Entrance Porch and Hallway
- Kitchen/Breakfast Room with separate Utility Room
- Three Bathrooms/Shower Rooms
- Carport and Driveway Parking
- No Onward Chain
- Living/Dining Room
- Three/Four Bedrooms
- Private Westerly Facing Rear Gardens
- Private position adjoining The Byes
- Energy Rating C



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