

Buy. Sell. Rent. Let.



Sea Dyke Way, Marshchapel



When it comes to  
property it must be

  
lovelle





£249,950

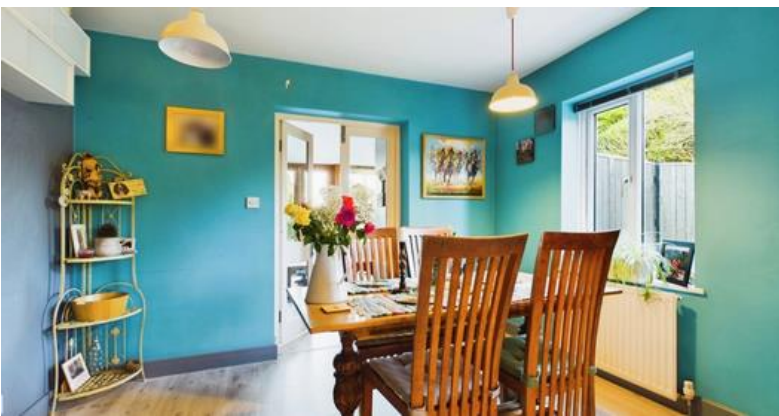


Welcome to this charming end-link house nestled in a picturesque village setting. Offering captivating open views to the rear, this property presents an inviting opportunity for comfortable living.

### Key Features

- Countryside Views to the Rear
- Lounge with Multi-Fuel Stove
- Dining Kitchen
- Garden Room with Views over the Rear Garden
- Ground Floor Bedroom/Home Office
- Three Double First Floor Bedrooms
- Family Bathroom with 4 Piece Suite
- Long Driveway Creating Ample Off Road Parking
- Larger Than Average Single Garage
- Super Rear Garden with a Fab Tree House
- EPC rating TBC & Tenure: Freehold







Welcome to this charming end-link house nestled in a picturesque village setting. Offering captivating open views to the rear, this property presents an inviting opportunity for comfortable living.

Upon entering, an enclosed porch leads to an inviting entrance hall, setting the tone for the warmth and character found throughout. The lounge boasts a focal point with a cast iron multi-fuel burning stove, tiled hearth, and feature beam-style mantel, providing both ambiance and practicality.

Flexible living space awaits with a versatile fourth bedroom/study, perfect for a home office, snug, or additional bedroom. The dining kitchen showcases modernity with its high gloss red finish, complemented by solid beech wood work surfaces.

Experience the joy of the garden room, flooded with natural light through large windows and French doors opening onto the garden. Additional features include a generous utility space and convenient WC.

Ascending to the first floor, three double bedrooms await, with the master bedroom offering a walk-in wardrobe and captivating rear views. Built-in wardrobes enhance the functionality of the remaining bedrooms. The family bathroom provides convenience with a shower enclosure, bath, WC, and wash hand basin.

Outside, the property delights with its ample frontage, adorned with ornamental plants and shrubs. A generous gravel driveway, double timber gates, and detached brick-built garage provide ample parking and storage options.

Discover tranquillity in the extensive rear garden, backing onto open fields. Enjoy lush lawns, established plants, two paved patio areas, a charming treehouse, garden shed, and vegetable plot, all within fenced and hedged boundaries.

This property encapsulates the essence of countryside living, offering both comfort and charm in abundance.

### Entrance Hall

1.92m x 4.33m (6'4" x 14'2")

### Lounge

3.49m x 5.28m (11'6" x 17'4")

### Study/Bedroom Four

1.84m x 3.05m (6'0" x 10'0")

### Kitchen Diner

3.34m x 5.84m (11'0" x 19'2")

### Sun Room

2.64m x 4.42m (8'8" x 14'6")



## Cloakroom

1.47m x 1.42m (4'10" x 4'8")

## Landing

1.89m x 6.63m (6'2" x 21'10")

## Bedroom One

3.11m x 3.67m (10'2" x 12'0")

## Walk-in Wardrobe

1.66m x 3.23m (5'5" x 10'7")

## Bedroom Two

3.59m x 2.46m (11'10" x 8'1")

## Bedroom Three

3.60m x 2.22m (11'10" x 7'4")

## Family Bathroom

3.06m x 1.49m (10'0" x 4'11")

## Garage

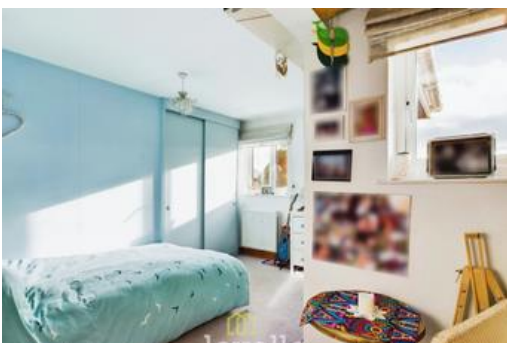
4.08m x 7.11m (13'5" x 23'4")

## Council Tax Information

The Council Tax Band for this property is B. This information was obtained in March 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services (with the exception of gas) are led to be available or connected subject to the statutory regulations. The central heating system and hot water supply is serviced by a multi fuel burner located in the lounge with a hot water immersion heater. We have not tested any heating systems, fixtures, appliances or services.





## Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.



## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

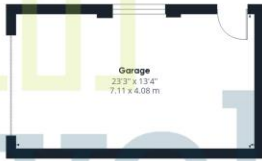




Ground Floor Building 1



Floor 1 Building 1



lovelle



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