



Extended, detached, on a corner plot

Three versatile reception rooms

Three spacious double bedrooms

Driveway, garage and spacious garden

Immaculate condition from top to bottom

Stunning modern kitchen

Bathroom, en suite and downstairs WC

Quiet cul-de-sac location

This beautiful extended home is located in a quiet cul-de-sac in the highly desirable area of Seaton. The property has been meticulously maintained and is in excellent condition from top to bottom. Having been extended in the past there is plenty of space and the property boasts three versatile reception rooms. Set on a corner plot there is also plenty of space not only inside but also outside thanks to the generously sized garden. This is a fantastic home for any family as there are two schools just a short walk away. The property has a vestibule, hallway and lovely lounge with interior French doors opening up to a highly versatile games room, playroom or home office. There is a beautiful kitchen with integrated appliances, separate dining room and useful downstairs WC. To the first floor the property has three spacious double bedrooms with the master bedroom boasting an en suite. The stylish family bathroom is also located by the bedrooms on the first floor. Externally the property benefits from a driveway which leads to the garage and there is a well maintained garden which extends from the front and round the side of the property. There is an additional garden to the rear which is a lovely place to sit and relax. Internal viewing is highly recommended to fully appreciate the space and versatility this home offers.

ACCOMMODATION

Vestibule 4' 5" x 2' 10" (1.35m x 0.86m)

Entered through a composite door with frosted glass panel, the hallway has decorative coving, dado rail, laminate flooring and leads to the hallway.

Hallway 6' 11" x 5' 2" (2.11m x 1.57m)

There is a continuation of the decorative coving, dado rail and laminate flooring. Benefits from a single panel radiator and provides access to the lounge, dining room, WC and stairs to the first floor landing.

Lounge 19' 2" x 12' 2" (5.84m x 3.71m)

This beautifully presented room benefits from a coal-effect gas fire set on a marble hearth with matching marble inset and stylish around. TV point and satellite point. There is decorative coving, phone point, double panel radiator and a uPVC double glazed window. Leads to the kitchen whilst interior French doors open up to a versatile sitting room.

Sitting room 10' 1" x 9' 7" (3.07m x 2.92m)

This highly versatile room could be used for a variety of purposes as desired, and will make an excellent playroom, games room, reading room or perhaps a home office. There are ceiling spotlights, wall mounted lighting, decorative coving, TV point, laminate flooring and a double panel radiator. uPVC patio doors provide lots of natural light and open up to the patio area of the rear garden.

Dining room 9' 6" x 9' 4" (2.89m x 2.84m)

The second reception room is certainly versatile and could be used as a sitting room or games room if desired. Currently used as a dining room there is plenty of space for a family size dining room table and chair set. The room has decorative coving, picture rail and a single panel radiator below a uPVC double glazed window.

Kitchen 12' 6" x 8' 6" (3.81m x 2.59m)

This stylish and immaculate kitchen incorporates a range of high-gloss cream wall and base units with a complementary worktop with matching upstands. Built-in electric oven and grill with a separate induction hob and stainless steel extractor above. Integrated washing machine, integrated microwave, integrated fridge and integrated freezer for convenience. Stainless steel sink with drainer board and mixer tap set below a uPVC double glazed window. There is lots of lighting with ceiling spotlights, under cupboard lighting and feature kick-board lights. Under stairs storage cupboard, wine rack, single panel radiator and a glazed uPVC door leads out to the rear garden.



WC 4' 2" x 3' 3" (1.27m x 0.99m)

WC and wash basin with mixer tap over a vanity unit providing storage. The floor is tiled as are the walls and there is a single panel radiator and a uPVC double glazed frosted window.

First floor landing

The landing has an airing cupboard which houses the Baxi combi boiler, power points, dado rail and a uPVC double glazed window. Leads to all three bedrooms and the bathroom.

Master bedroom 12' 2" x 11' 1" (3.71m x 3.38m)

This double bedroom boasts a four door fitted wardrobe providing fantastic storage. There is a double panel radiator below a uPVC double glazed window which enjoys attractive views over the sea and towards Scotland.

**En suite 6' 9" x 5' 8" (2.06m x 1.73m)**

This well presented en suite comprises a shower with twin sliding doors, the shower is all set into the tiled surround. Pedestal hand wash basin with mixer tap and mirrored cabinet above. Chrome heated towel rail, fully tiled walls, tiled flooring and extractor.

Bedroom two 18' 6" x 9' 0" (5.63m x 2.74m)

This very spacious, extended second bedroom has decorative coving, dimmer switch, double panel radiator and a uPVC double glazed window.

**Bedroom three 11' 0" x 9' 5" (3.35m x 2.87m)**

The third double bedroom with decorative coving, double panel radiator and a uPVC double glazed window enjoying the views across Seaton, the Sea with Scotland visible in the distance.

Bathroom 7' 4" x 5' 1" (2.23m x 1.55m)

The bathroom, like the rest of the property, is in excellent condition and comprises of a bath with mixer tap, folding screen and shower above, wash basin with mixer tap over a large multi-cupboard vanity unit providing excellent storage. Corner WC, chrome heated towel rail, ceiling spotlights, uPVC double glazed frosted window.

Garage 19' 10" x 8' 9" (6.04m x 2.66m)

The spacious garage has an up and over door, power points, tap, lighting and a uPVC double glazed window providing natural light.



Exterior

To the front the property benefits from a spacious garden as it is set on a large corner plot. There is a block-paved drive providing off-street parking and the drive also leads to the garage. A well maintained lawn sweeps from the front around the side where there are bedding areas with a variety of plants. At the rear the property enjoys a pleasant, well maintained garden with a spacious patio area laid with mixed sized sandstone slabs. There is an area of low maintenance artificial turf and attractive borders with a low sandstone built wall. The garden has a variety of shrubs providing a splash of colour and is securely fenced around making it ideal for anybody with children or pets.

TENURE

We have been informed by the vendor the property is freehold

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