

FOR SALE



Marina Drive, Lilliput
Offers In Excess Of £900,000


MARTIN & CO



Marina Drive, Lilliput

Fabulous family home!

Offers In Excess Of £900,000

- detached period home
- cul de sac location in Lilliput
- **NO FORWARD CHAIN**
- council tax band 'E' = £2503
- decked sun terrace
- highly desirable location
- **KEYS IN OFFICE**



This substantial, four bedroomed, detached period family residence may be found in a quiet cul de sac in the prestigious location of Lilliput.

Retaining many original features, including an Art Deco style front door with leaded glass detail, archways & picture rails, this charming home also has the advantage of a large, level garden to the rear, with blocked paved parking for numerous vehicles.

Offered for sale with no forward chain, new owners may wish to do some minor updating in perhaps the kitchen & bathrooms, adjusting the home to suit their own tastes & requirements.

ENTRANCE HALL UPVC door & windows to front aspect, with tiled flooring for easy maintenance.

INNER HALLWAY Beautiful original Art Deco style door with inset leaded glass detailing. Large coat storage cupboard with hanging rails.

LIVING ROOM/DINING ROOM 15' 1" x 12' 0" (4.61m x 3.67m)

SITTING/DINING ROOM 14' 0" x 11' 11" (4.27m x 3.65m) With curved archway leading to sliding double glazed patio doors, which open onto the decked sun terrace.

KITCHEN 13' 9" x 8' 11" (4.20m x 2.74m)

BREAKFAST ROOM 9' 8" x 9' 4" (2.97m x 2.87m) with vaulted ceiling, & extensive garden views

SHOWER ROOM



LANDING with feature arched window, loft hatch (with ladder) airing cupboard with built in shelving.

MASTER BEDROOM 13' 7" x 11' 11" (4.15m x 3.65m)
Built in wardrobes with sliding mirrored doors, lovely garden views

BEDROOM 15' 6" x 12' 0" (4.74m x 3.68m)

BEDROOM 12' 0" x 9' 0" (3.66m x 2.75m)

BEDROOM 10' 6" x 9' 0" (3.21m x 2.75m)

SHOWER ROOM

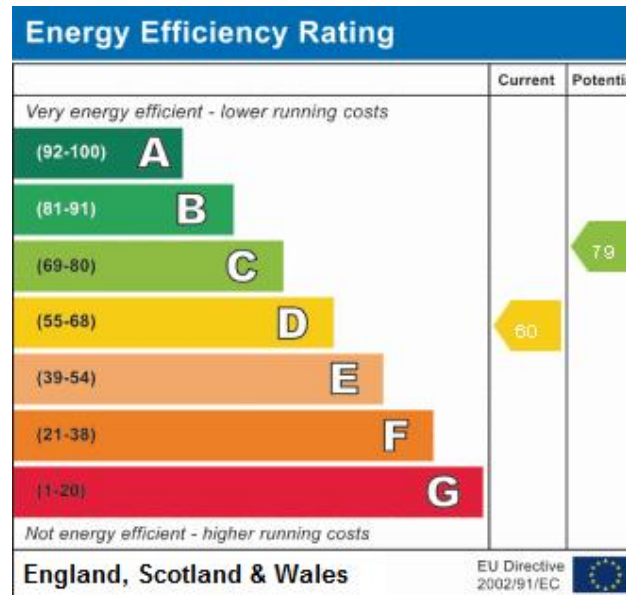
CLOAKROOM

GARAGE

HOME OFFICE/TREATMENT ROOM with power & lighting

PARKING for numerous vehicles available on the blocked paved driveway, to both the front & the side of the property.

REAR GARDEN Initially one steps onto a decked sun terrace, from either the sitting room or the breakfast room. The garden then continues to an elevated paved patio area, with steps (or ramp) leading to the large, level lawn area, the mature trees which surround the garden create a very comfortable feeling of privacy & tranquillity.







EXC: GARAGE/OFFICE
 GROSS INTERNAL AREA
 TOTAL: 158 m²/1,699 sq.ft
 FLOOR 1: 84 m²/904 sq.ft, FLOOR 2: 74 m²/795 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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