



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £435,000
Freehold



Situated a short walk to both the local beach and schools, this fully modernised four bedroom semi detached property is offered with no forward chain and is situated at the end of a Cul-De-Sac. The property has just undergone a complete make over and boasts newly re-fitted kitchen and bathroom, fully redecorated and newly laid flooring. The accommodation is versatile with a ground floor bedroom 4 or home office, large conservatory and re-fitted downstairs cloakroom. with gas central heating and double glazing throughout. Outside there is plenty of off road parking a double length 27' garage and private rear garden. NO FORWARD CHAIN!

Front Door

Into:

Entrance Porch

Further door into:

Entrance Hallway

Skimmed coved ceiling with LED downlights, access to under stairs storage cupboard, laminate flooring, radiator. Doors to:

Lounge/Dining Room

24'2" x 10'11" (7.39 x 3.35)

Skimmed coved ceiling, window to front elevation, patio door to conservatory, laminate flooring, 2 x radiators.

Kitchen

10'10" x 8'0" (3.31 x 2.45)

Skimmed ceiling with LED downlights, window and door to rear elevation, a newly fitted kitchen with wall and base units with work surface over, inset sink with mixer tap, built in oven, 5 burner gas hob and cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, complimentary tiling, laminate flooring.

Conservatory

18'1" x 7'6" (5.52 x 2.30)

Constructed from double glazed elevations under a poly carbonate roof, door to rear garden, newly laid tiled flooring, radiator.

Bedroom 4/Study

13'8" x 6'11" (4.17 x 2.13)

Skimmed coved ceiling, windows to front and rear elevations, laminate flooring, radiator.

Downstairs Cloakroom

Skimmed ceiling with LED downlights, window to front elevation, re-fitted suite comprising W.C with concealed cistern, wash hand basin with vanity storage cupboard, complimentary 1/2 walled tiling and heated towel rail.

First Floor Landing

Skimmed coved ceiling, window to side elevation, access to roof void via drop down loft ladder, some boarding with light, access to shelved storage cupboard, laminated flooring. Doors to:

Bedroom 1

14'1" x 9'9" (4.30 x 2.99)

Skimmed coved ceiling, window to rear elevation, laminated flooring, radiator.

Bedroom 2

10'7" x 9'4" (3.23 x 2.87)

Skimmed coved ceiling, window to front elevation, laminated flooring, radiator.

Bedroom 3

8'0" x 7'10" (2.44 x 2.41)

Skimmed ceiling, window to rear elevation, laminated flooring, radiator.

Family Bathroom

7'4" x 6'0" (2.26 x 1.83)

Skimmed ceiling with LED downlights, window to front elevation, a newly re-fitted suite with wow factor vanity unit incorporating inset basin complimented by drawer storage and marble worktop with large wall mounted mirror over, incorporating LED lighting, panel bath with mixer tap and overhead rainfall shower, W.C with concealed cistern, complimentary cosmopolitan tiling, heated towel rail.

Outside

Front Garden

A pretty are laid to lawn with flower and shrub beds and nature hedgerow.

Driveway

Offering off road parking for 3 cars.Leading to:

Tandem Garage

27'0" x 8'4" (8.23 x 2.55)

A double length garage with up and over door, power and light, pedestrian door to garden.

Rear Garden

A fully enclosed westerly rear garden offering a degree of privacy, laid to patio areas with covered storage area providing power and lighting to the side of the property.

Property Information

Traditional construction under a tiled roof, flat roofing over extension.

All mains services connected.

Council Tax: D

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway

