

**\* No forward chain \* Boasting four bedrooms, downstairs WC, driveway and spacious lounge is this well presented terraced family home. The property is conveniently located close to Stokes Bay seafront and golf course. \***

**The Accommodation Comprises:-**

Composite glazed front door to:-

**Entrance Porch:-**

UPVC double glazed window to front elevation and UPVC double glazed door to:-

**Entrance Hall:-**

Coved ceiling, stairs to first-floor, Karndean flooring, under stairs storage cupboard, radiator.

**Cloakroom:-**

UPVC double glazed obscured window to front elevation, close coupled WC, wall mounted wash hand basin.

**Lounge:- 19' 5" x 11' 11" (5.91m x 3.63m)**

Coved ceiling, double aspect with UPVC double glazed windows to front elevation and UPVC double glazed double opening doors to rear elevation, continuation of matching Karndean flooring, radiator, fireplace with electric fire inset.

**Kitchen:- 15' 6" x 9' 7" (4.72m x 2.92m)**

Coved ceiling, UPVC double glazed window and door to rear garden, re-fitted with a range of base cupboards and drawer units, matching eye level units, worksurface over, single drainer sink unit with mixer tap, integrated electric oven and hob, integrated fridge and freezer, recess and plumbing for dishwasher, breakfast bar, book shelves, arch to:-

**Dining Area:- 9' 2" x 6' 7" (2.79m x 2.01m)**

UPVC double glazed window to front elevation, radiator, utility cupboard with plumbing for washing machine and space for additional fridge/freezer.

**First Floor Landing:-**

Karndean flooring, access to loft space with pull down ladder.

**Bedroom One:- 12' 5" x 9' 2" (3.78m x 2.79m)**

UPVC double glazed window to front elevation, radiator, built-in wardrobe with sliding door.

**Bedroom Two:- 11' 11" x 9' 1" plus recess (3.63m x 2.77m)**

UPVC double glazed window to front elevation, radiator, built-in wardrobe.

**Bedroom Three:- 9' 11" maximum measurement x 9' 10" (3.02m x 2.99m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four:- 10' 3" plus recess x 7' 11" (3.12m x 2.41m)**

UPVC double glazed window to rear elevation, radiator, built-in storage cupboard housing newly fitted (2025) combination boiler.

**Family Bath/Shower Room:- 10' 4" x 4' 8" (3.15m x 1.42m)**

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap, double shower cubicle with main shower, inset spotlighting and extractor fan, ladder-style radiator.

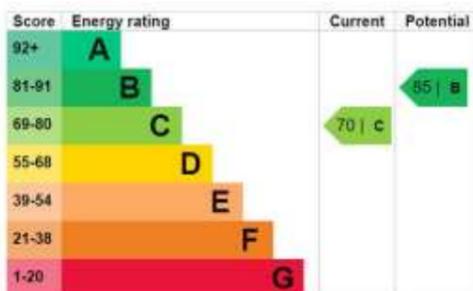
**Outside:-**

The rear garden is enclosed by panelled fencing, mainly laid to lawn with shrubs to borders, patio area, rear pedestrian access, outside lighting and water tap.

To the front of the property there is a gravelled driveway providing off-road parking, enclosed by wall and hedging.

**General Information**

Construction: Traditional  
 Water Supply: Mains  
 Electric Supply: Mains  
 Gas Supply: Mains  
 Sewerage: Mains  
 Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
 Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
 Tenure: Freehold  
 Council Tax Band: C





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£375,000

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\*DRAFT DETAILS\*

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