PCM ESTATE AGENTS

Spring Cottage, Butchers Lane, Three Oaks, TN35 4NH

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Guide Price £500,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM, DETACHED HOUSE. Located in a highly sought-after SEMI-RURAL location backing onto fields, in the popular village of Three Oaks, on the outskirts of Hastings.

The property boasts well-presented and spacious accommodation throughout comprising a large entrance porch leading to the hallway, lounge, 17ft KITCHEN-BREAKFAST ROOM, separate DINING ROOM, UTILITY ROOM, DOWNSTAIRS WC and an INTEGRAL GARAGE. Whilst to the first floor there are FOUR BEDROOMS all of which are of a good size with the master enjoying its own EN SUITE in addition to the main bathroom.

Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN which backs onto fields, whilst to the front is a well-presented front garden in addition to a COURTYARD AREA providing further seating and a block paved driveway providing OFF ROAD PARKING for multiple vehicles.

This DETACHED FAMILY HOME is located in the sought-after village of Three Oaks on the outskirts of Hastings, within easy reach of popular local schooling in addition to a range of countryside walks, the Rainbow Trout pub and also within easy reach of Hastings town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

DOUBLE GLAZED SLIDING DOOR
Leading to:

ENTRANCE PORCH
Generous with double glazed window to side aspect, karndean flooring, door to:

ENTRANCE HALLWAY
Spacious with under stairs storage area, wall mounted security alarm panel, wall mounted thermostat control, radiator, double glazed obscured window to front aspect.

LOUNGE
16'6 x 14'4 (5.03m x 4.37m)
Dual aspect living room, double glazed bay window to front aspect, double glazed window to side aspect, feature has fireplace, two radiators, double doors to:

DINING ROOM
10'10 x 10'6 (3.30m x 3.20m)
Double glazed sliding patio doors to rear aspect leading out to the garden, radiator.

KITCHEN-BREAKFAST ROOM
17'11 x 10'5 (5.46m x 3.18m)
Comprising a range of eye and base level units with separate island and worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, space and plumbing for dishwasher, one & ½ bowl inset sink with mixer tap, ample space for breakfast table and chairs, radiator, two double glazed windows to rear aspect overlooking the garden, double glazed door to side aspect leading out the garden.

UTILITY ROOM
7'11 x 5'5 (2.41m x 1.65m)
Further base level units with worksurfaces, space and plumbing for washing machine, space for American style fridge freezer, inset sink with mixer tap, double glazed window to side aspect.

DOWNSTAIRS WC
Dual flush wc, wash hand basin with tiled splashback, radiator, double glazed obscured window to side aspect.

FIRST FLOOR LANDING
Loft hatch, double glazed window to front aspect, radiator, two cupboards providing ample storage in addition to a separate airing cupboard.

BEDROOM
15'8 x 10'11 (4.78m x 3.33m)
Range of fitted wardrobes and drawers, double glazed window to rear aspect enjoying a pleasant outlook over neighbouring fields, radiator, door to:

EN SUITE
8'1 x 6'6 (2.46m x 1.98m)
Modern suite comprising a panelled bath with mixer tap and shower attachment, power shower, shower screen, dual flush wc, wash hand basin set into vanity unit providing storage, bidet, chrome ladder style radiator, part tiled walls, extractor fan, double glazed obscured window to rear aspect.

BEDROOM
11' x 10'6 (3.35m x 3.20m)
Double glazed window to rear aspect enjoying a pleasant outlook over neighbouring fields, radiator.

BEDROOM
11'3 x 10'10 (3.43m x 3.30m)
Double glazed window to front aspect, radiator.

BEDROOM
11' x 8'11 (3.35m x 2.72m)
Double glazed window to front aspect, radiator.

BATHROOM
Modern suite comprising panelled bath with mixer tap and shower attachment, power shower above, shower screen, dual flush wc, wash hand basin set into vanity unit with storage, chrome ladder style radiator, tiled walls, extractor fan, double glazed obscured window to side aspect.

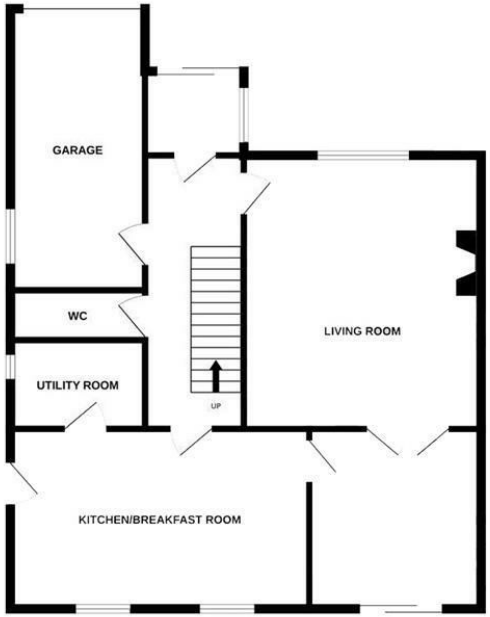
REAR GARDEN
Private and secluded, backing onto fields, mainly paved for ease of maintenance, ideal for seating and entertaining, range of mature shrubs and plants in addition to a koi fish pond, storage shed and side access to the front of the property.

OUTSIDE - FRONT
The property enjoys a slightly elevated position off the road with a large block paved driveway providing off rad parking for multiple vehicles leading to the garage. There is a front courtyard area which is paved and provides a further seating space. The rest of the front garden is mainly laid to lawn and also features a range of mature shrubs, plants and hedging.

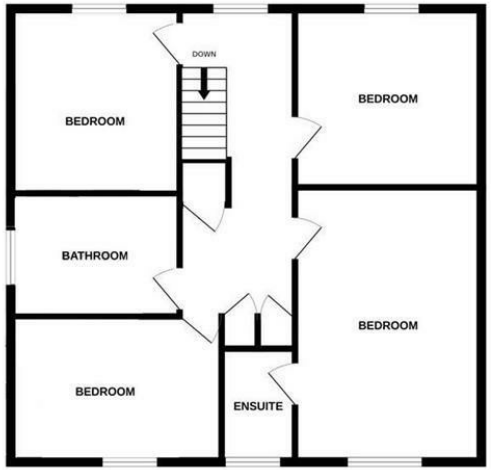
Council Tax Band: E

2024 YEAR PLANNER

GROUND FLOOR



1ST FLOOR



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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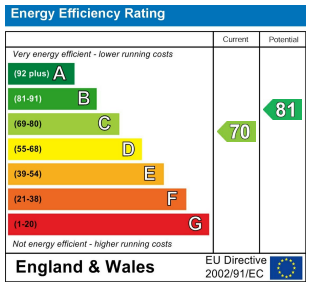

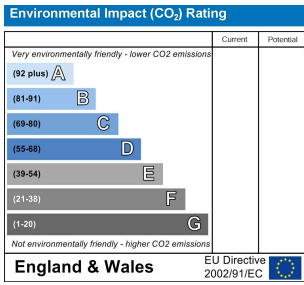

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.