Spa Drive, St Lawrence CM0 7NN

£450,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

GUIDE PRICE £450,000 - £475,000

Situated in the village of St Lawrence Bay which is well known for its sailing, river sports and beautiful coastal and rural walks.
The village has a convenience store, two public houses/restaurants and for your commuting needs is only 6 miles away, offering a rail link to London Liverpool Street Station.

Darweden is positioned in a prime location literally a stones throw to the river, of which can be seen and enjoyed from the balcony.
The current vendor has spared no expense in the refurbishment of this very spacious detached three bedroom house, details of which are listed within the property write up.
The ground floor offers a large open plan lounge, dining room and kitchen offering modern style living, inner hallway with with a very well-presented downstairs bathroom providing a stylish and convenient space for everyday use also offering a walk in boiler/plant room.
The first floor offers three excellent size bedrooms with the principal room being en-suite and having a large shared balcony with bedroom two and family bathroom.
Externally the property offers a good size rear garden and plenty of parking with a drive leading to the garage and attached store room/workshop, a second drive to the side and the main drive to the front for a multitude of vehicles.
PLEASE NOTE THE PROPERTY IS CHAIN FREE AND WE WOULD URGE YOU TO SEE THE LISTED IMPROVEMENTS TO FULLY APPRECIATE THE QUALITY OF THE PROPERTY.

Approach and entrance.
The approach to the property is via a very pleasant veranda, a place to chill once the sun has set on the main first floor balcony. Double double glazed doors and window from the veranda to the open plan lounge, dining room and kitchen.

Lounge
15'3 x 13'5
New carpets in the lounge, dining room, hallway stairs and landing and all the bedrooms. The modern open plan living works particularly well and the lounge has a fireplace and a cast iron muti stove to enjoy those cold winter evenings, television point and radiator.

Dining room
9'9 x 9'11
Totally versatile room open to the kitchen, offering bags of room for a good size family table and chairs. Double glazed double doors and double glazed window to the veranda and front.

Kitchen
The kitchen has a range of pine fronted eye level units, matching base units and drawers and roll top work surfaces over. Quality fitted Aga range which has been professionally converted to electric and also has an attached companion electric fan oven, hob and above Aga extractor. Inset stainless sink, space for a fridge/freezer, plumbing for a washing machine and a doorway that has been left for the new owner should they wish to use the recess on the other side, for a larder.

Inner hallway
Stairs to the first floor, understairs cupboard, door to the walk in boiler/plant room, double glazed door to the rear and door to the bathroom.

G/F bathroom
Tiled flooring and majority shower boarded walls, walk in double shower with privacy glass, w/c with built in cistern, pedestal hand wash basin, expel air and double glazed window to the rear.

Landing
The lower landing has a double glazed window to the rear and also the main landing.

Principal bedroom en-suite
All the bedrooms are excellent size rooms, bright and airy, double glazed window and double doors to the balcony and radiator. The balcony is an excellent size with privacy glass to one side and it also stretches across bedroom two, a superb area to relax/ entertain or just enjoy the sun, side river views and tranquillity.
En-suite Double walk in power shower, w/c and hand wash basin with vanity surround and cupboards below. Down lighting, chrome heated towel rail and expel air.

Bedroom two
10'7 x 10'7
Another lovely size double room once again with double glazed door onto the balcony, double glazed window to the side and radiator.

Bedroom three
11'8 x 9'9
The third bedroom again a good double room, double glazed windows to the rear and side and radaitor.

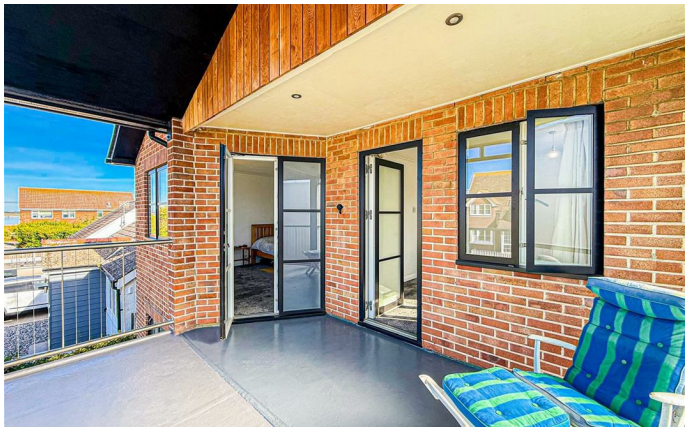
Bathroom
Panelled bath, close coupled w/c, over size Villeroy & Boch hand wash basin with vanity drawer below and matching wall mounted mirror with light. Down lighting, expel air, chrome heated towel rail and a double glazed window to the rear.

Rear garden
The garden is a good size with a patio area, side path to the front, water tap and a neatly laid lawn. To one side there are wrought iron gates offering parking for one vehicle.

Garage, attached store room/work shop
The garage has an up and over electric door, power and light and parking to the front measuring 23'9 x 10'8.
The attached insulated store room is an excellent addition again with power and light, two double glazed windows to the rear and a double glazed window and door to the front 23'9 x 10'2. Pathway to the front with access gate to the driveway and a good size shed.

Front garden and driveway
The front garden has a neatly laid lawn with part brick and hedged boundary, to the side a long driveway for at least four or more vehicles.

AGENTS NOTE
PLEASE SEE BELOW A LIST OF SOME OF THE QUALITY WORK AND REFURBISHMENT.
NEW ROOF AND GUTTERS.
TOP QUALITY VELFAC NEW WINDOWS AND DOORS.
MAJORITY REWIRED.
NEW PLUMBING
REPLACEMENT BOILER/PLANT.
NOW THREE BEDROOMS AND THREE BATHROOMS.
UPDATES TO THE KITCHEN.
EXTENDED BALCONY. P.P.
FRESHLY DECORATED.



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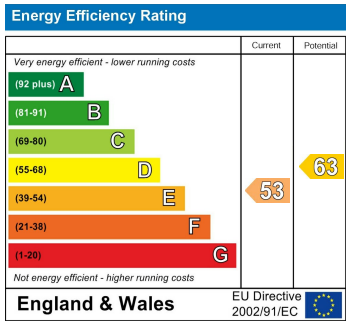

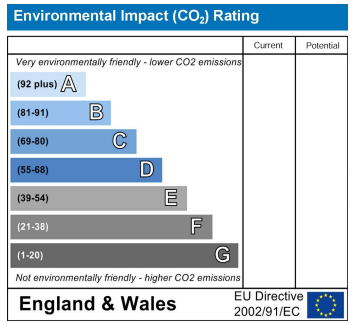

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