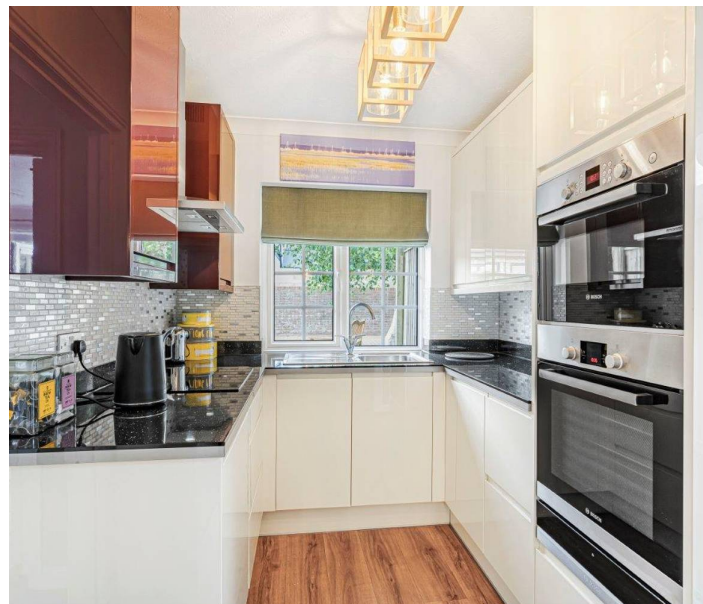




18 Rustic Park, Telscombe Cliffs, BN10 7SW
£575,000

Carruthers and Luck
Sales and Lettings



18 Rustic Park

Telscombe Cliffs

Situated in a quiet cul-de-sac, this stunning detached 4-bedroom house boasts a blend of modern elegance and functional design. As you step inside, you are greeted by a bright and spacious hallway. The house has three generously sized south-facing reception rooms consisting of a lounge, dining room and large sun room with a newly installed solid roof with attractive roof lights, allowing it to be filled with natural light and providing a versatile space for entertaining or relaxation. All rooms have access onto the south facing rear garden. The kitchen is fitted with modern high gloss units on 3 walls with a range of base cupboard and drawers and matching wall cupboards and a built in 'Bosch' double oven, hob, microwave, plate warmer and dishwasher. In addition to the well fitted kitchen there is a separate Utility room with a sink, deep storage cupboard and space for a washing machine and tumble dryer. Off of the utility room is a modern shower room with a large shower area, wash basin and low flush WC.

18 Rustic Park

Telscombe Cliffs

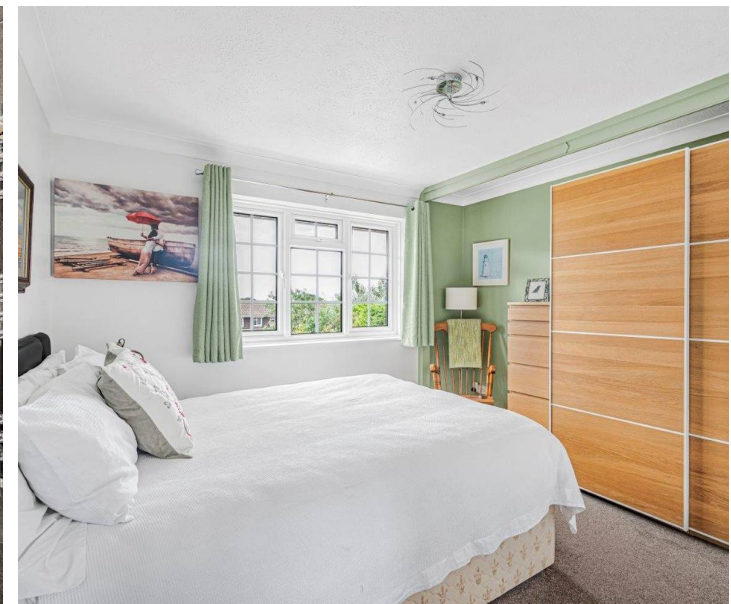
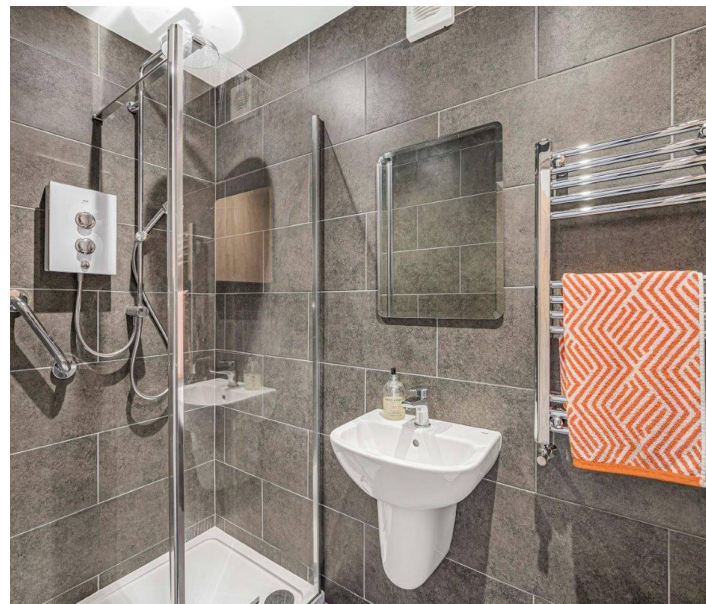
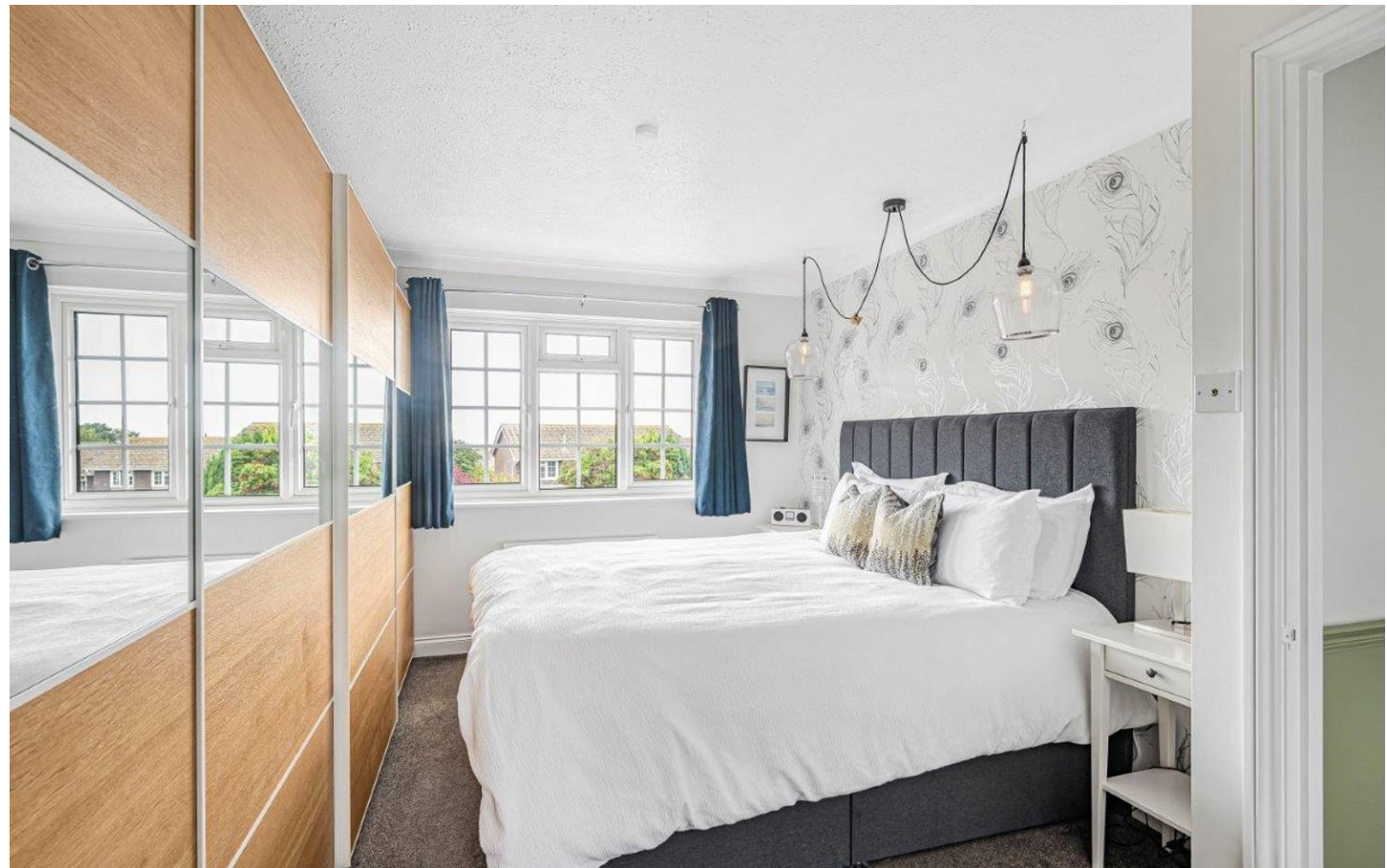
The property has four good-sized bedrooms on the first floor. The master bedroom boasts a modern en-suite shower room and has a wide range of built in wardrobes. The remaining bedrooms are well-proportioned and are bright rooms, creating a warm and inviting ambience throughout. A modern bathroom completes the first floor accommodation.

A particular feature of the house are the front and rear gardens. The property is situated on a good size plot with plenty of space around it, providing ample parking for several cars including a block paved driveway leading to a garage with electric roller door, power and light, plus a separate block paved driveway with potential space for another garage or car port. The front garden has a lawn area enclosed by a brick boundary wall, mature trees and shrubs and a fully enclosed outside storage area. The rear garden is south facing and is very well laid out and maintained with a level lawn, shaped paved patio area spanning the entire width of the property with space for garden furniture and an overhead retractable sun canopy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



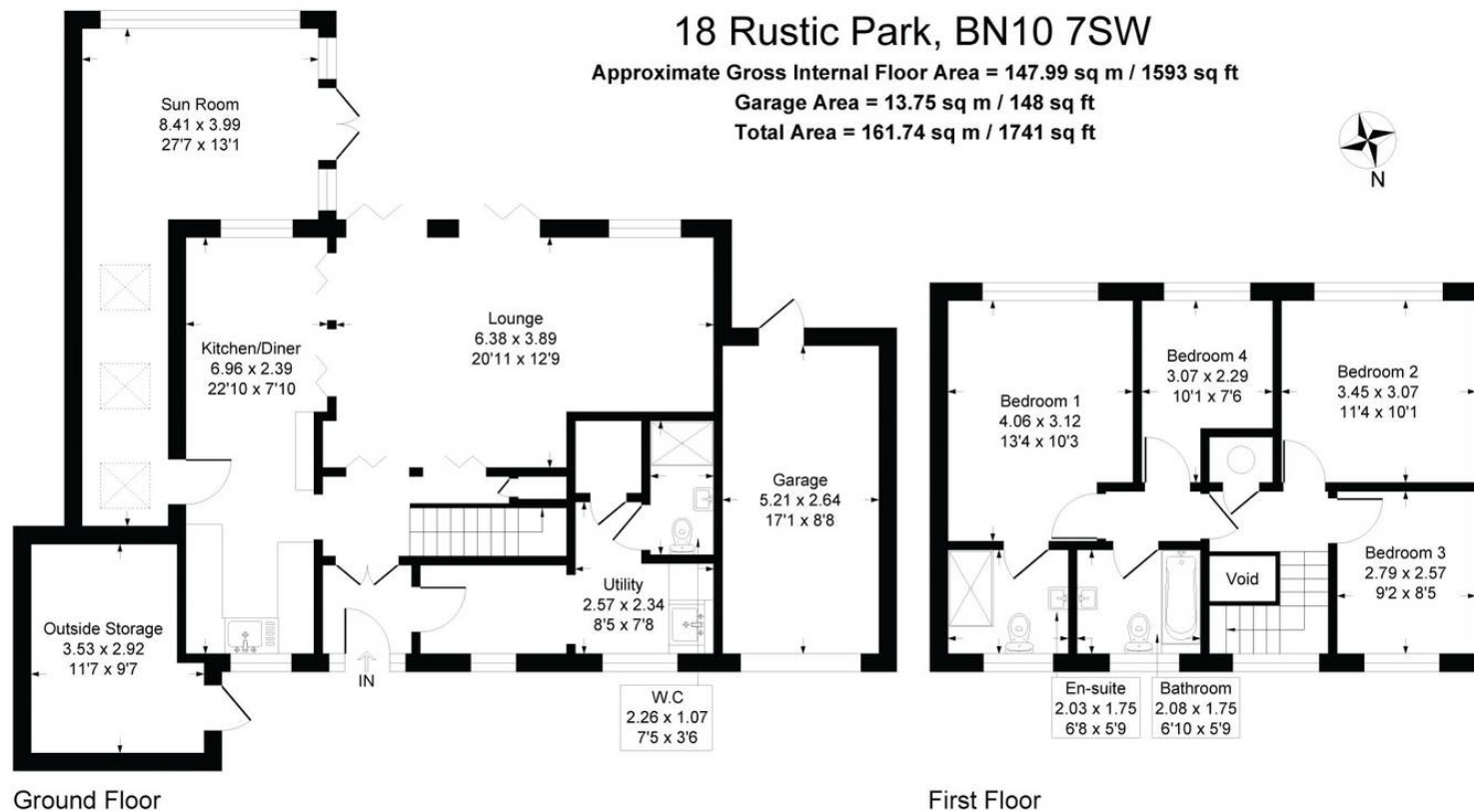


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