



## 12 Hillingdon Park, Overstrand, NR27 0PG

**Price Guide £695,000**

- Bespoke built detached house
- Beautiful family kitchen/dining room
- Large family kitchen/dining room & lounge
- Private location
- Stunning golf course & sea views
- 7m workshop & home office
- Three/four double bedrooms
- Large garden room
- Garage & motorhome parking
- Family bathroom & ensuite

# 12 Hillingdon Park, NR27 0PG

A rare opportunity to purchase this delightful property nestled at the end of a cul-de-sac. The property is beautifully presented and constructed to the highest of specifications and offering superb uninterrupted views of both golf course and sea.

Tucked away, this property offers a stunning garden room with wood burning stove, lounge, large kitchen/dining room with range cooker, three double bedrooms, ensuite and bathroom on the first floor, with a balcony enjoying those stunning views. The accommodation has underfloor heating to both ground and first floors and triple glazed windows and doors



Council Tax Band: E



## **ENTRANCE HALL**

Double glazed door to entrance. Limestone flooring throughout the hall, utility, kitchen, carpet to the bedroom and lounge. Two large storage cupboards, oak turning staircase to first floor with glass balustrades. UPVC door to garden. LED spot lighting.

## **UTILITY ROOM**

Double glazed window to the rear with sea and golf course views. Range of kitchen units with wooden work top over, inset double enamel sink with mixer tap, space for washing machine, matching wall cupboard, stone tiled flooring. Water softener. Door to boiler/airing cupboard.

## **CLOAKROOM**

Double glazed pattern window to side, vanity wash basin with storage cupboard beneath. Concealed cistern WC, LED spot lighting.

## **BEDROOM FOUR/STUDY**

Dual aspect double glazed windows to the front and side. Carpet and ceiling light.

## **KITCHEN/DINING ROOM**

High quality fitted kitchen with a range of base, drawer and wall storage cupboards and solid oak wood work surfaces with matching upstands. Inset double enamel sink unit with mixer tap and filter tap, integrated appliances to include dishwasher and free standing range cooker with extractor hood above. Triple glazed window to the side with sea and golf course views. Continuation of the stone flooring with under floor heating. Beautiful dining area with full height glazed apex window incorporating french doors opening onto the patio and garden. Opening to:

## **GARDEN ROOM**

A bespoke garden room with tinted glass roof, two fully electric roof windows with temperature control closing. Central fireplace with free

standing wood burner on smoked glass hearth. Two sets of French doors opening onto the garden patio. Large full height windows and French doors to lounge. Tiled flooring with underfloor heating. Inset LED spot lighting. An all year round room to sit and enjoy the garden and views.

## **LOUNGE**

Triple aspect room with double glazed windows to the front and side. French doors opening into the garden room with two glazed full height windows to the sides.

TV point, carpet, two ceiling lights, door to hallway.

## **FIRST FLOOR**

### **LANDING**

Beautiful light landing with large picture window, ceiling light, doors to all rooms, carpet, oak staircase with glass inset panels.

### **FAMILY BATHROOM**

Velux roof window, bath with shower over, vanity wash hand basin with storage cupboard beneath, further matching storage cupboard, low level WC. Inset spot lighting, extensively tiled walls and flooring with underfloor heating.

### **BEDROOM ONE**

A lovely light principle bedroom with UPVC double glazed window to the side and rear and one velux roof window. Carpet, underfloor heating, ceiling light, door to large walk in wardrobe and door to:

### **ENSUITE SHOWER ROOM**

Double glazed velux roof window. Walk in shower cubicle, with mermaid boarding and glazed shower screen. Low level WC, vanity wash hand basin with storage cupboard beneath. Spot lighting, tiled flooring with underfloor heating.

## **BEDROOM TWO**

Large double bedroom with French doors opening onto the glass balcony with stunning sea and golf course views. Carpet with underfloor heating, two velux roof light windows, built in wardrobe, ceiling light and TV point.

## **BEDROOM THREE**

A triple aspect room with windows to the side and two velux windows to the front and rear. Carpet, TV point, door to large walk in storage cupboard which has the potential to become another Ensuite, this room has shelving and ceiling light.

## **OUTSIDE**

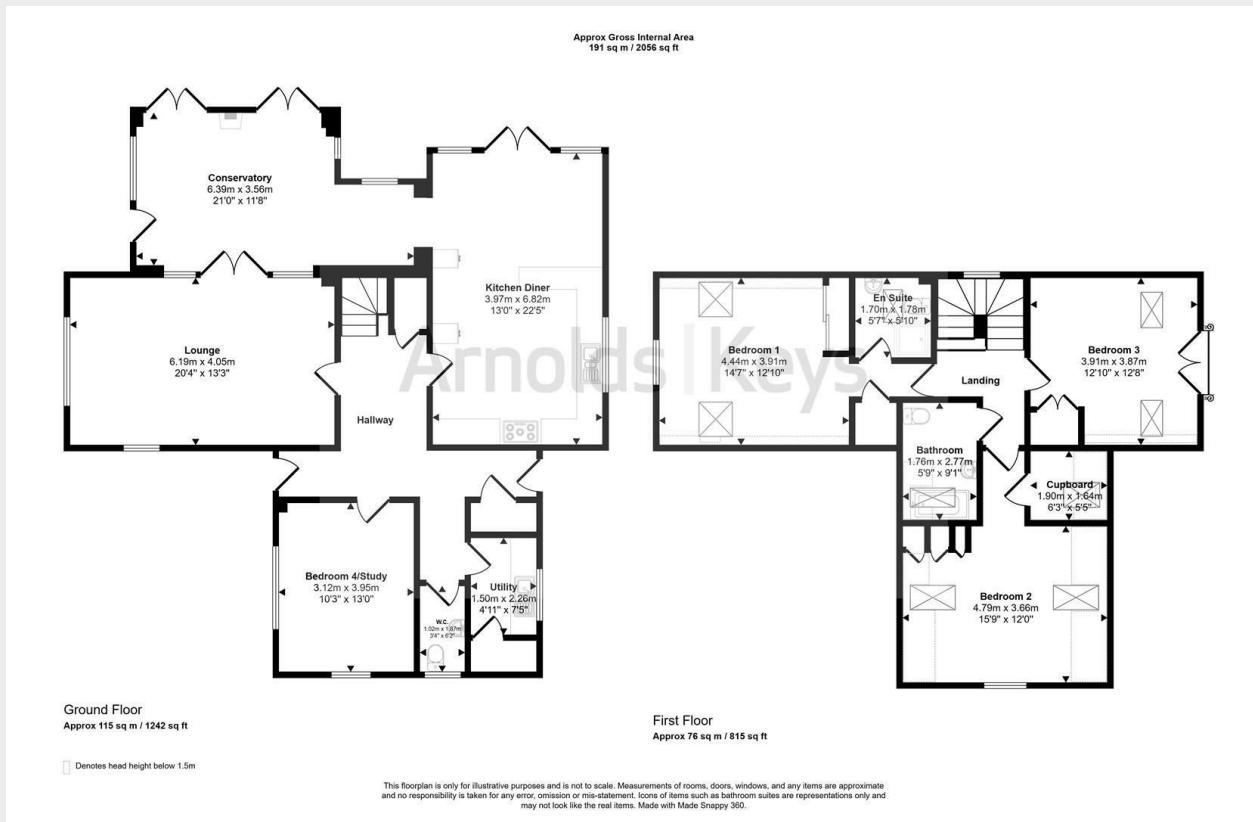
The property is tucked away and approached by a shared gravel driveway leading to number 12. To the front there is a detached single garage with outside light, electric up and over style door, power and light internally. Further parking at the front for a motorhome or caravan, wrought iron gate leading to the rear and side garden. A large timber framed workshop measuring 7.00m x 3.90m with power, light and water and further space for home office. Attached glazed greenhouse, outside water tap, pathway leading round the outside of the property with raised flower beds, and sea views from all parts of the garden. Beautiful patio seating and dining area with steps up to and under the pergola onto the enclosed garden. Small garden pond, mature trees, flowerbed and shrub borders. A beautiful garden to relax in with a woodland and tranquil setting.

## **AGENTS NOTE**

This is a freehold property, it has a council tax band rating E. All mains services are connected to include, gas, water, electricity and mains drainage.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	