



Celtic Way, £425,000

- Council Tax Band - E
- EPC - C
- 2 RECEPTION ROOMS & KITCHEN/ UTILITY ROOM & DINING ROOM
- 5 BEDROOMS, DRESSING ROOM, EN SUITE, BATHROOM & CLOAKROOM
- BALCONY - PANORAMIC VIEWS OVER SPORTS FIELD & SEA VIEWS
- EPC Rating: C



 5  2  2



About the property

Briefly comprising of hallway, cloakroom, living room, dining room, kitchen/ utility room, family room, landing, 5 bedrooms *space for home office*, master bedroom with ensuite, family bathroom, larger than average rear garden *potential to extend further*, driveway.

Accommodation

Entrance Hallway UPVC glazed door, ceiling rose, coving, power points, radiator, wood effect laminate flooring, stairs to first floor, doors leading into Cloakroom and Living Room;-

Cloakroom W.C., wash hand basin, splash back tiled areas, radiator, vinyl flooring, double glazed opaque window to front aspect.

Living Room 20' 1" into bay x 13' 8" max (6.12m into bay x 4.17m max) T.V. point, power points, radiator, ceiling rose, coving, slate hearth, log burner to remain, oak surround and mantle, wood effect laminate flooring, double glazed bay window to front aspect, opening to Dining Room;-

Dining Room 11' 5" x 8' 8" (3.48m x 2.64m) Wood effect laminate flooring, coving, ceiling rose, power points, radiator, double glazed French doors to rear garden, door to Kitchen;-

Kitchen 17' 11" max x 13' 6" max (5.46m max x 4.11m max) Matching wall and base units with complimentary work tops, inset ceramic 'Villeroy and Bosh' sink, drainer and chrome mixer tap, gas AGA with over head cooker hood, space for fridge or freezer, space for washing machine and tumble dryer, fitted breakfast bar, power points, radiator,



splash back tiled areas, wood effect tiled flooring, fitted storage cupboard under stairs, double glazed windows to rear garden aspect, UPVC glazed door to rear, door into Family Room;-

Family Room Solid wood flooring, coving, power points, radiator, double glazed window to front.

Landing Fitted carpet to stairs and landing, power points, loft hatch access, fitted storage cupboard, doors leading into Bedrooms and Bathroom;-

Bedroom One 20' 6" x 8' 9" (6.25m x 2.67m) Wood effect laminate flooring, power points, radiator, double glazed window to front aspect, double glazed French doors to Balcony and door leading into dressing room.

En Suite W.C, wash hand basin, shower cubicle, splash back tiled areas, radiator, coving, double glazed opaque window to side.

Balcony FAR STRETCHING SEA VIEWS AND PANORAMIC VIEWS OF FIELD. Wrought iron railing boundary.

Bedroom Two 13' 11" max x 10' 4" max (4.24m max x 3.15m max) Fitted carpet, fitted wardrobe, power points, T.V point, radiator, double glazed window to front aspect, door into En Suite;-

Dressing Room *Currently used as dressing room but has plumbing to turn back into ensuite*

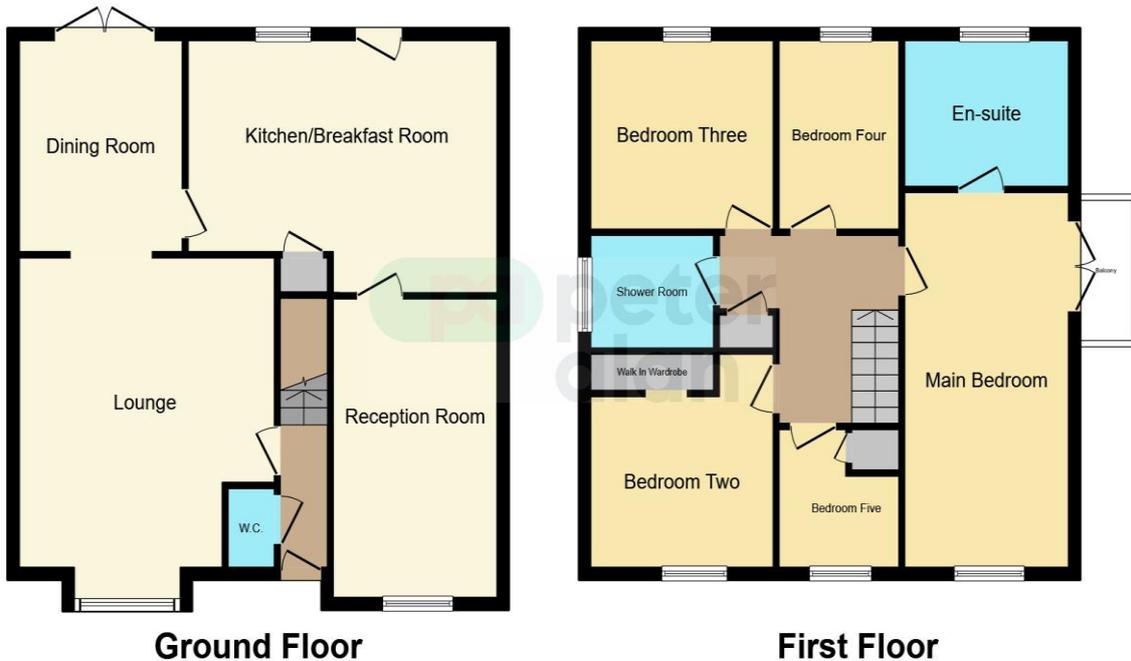
Bedroom Three 10' 7" x 8' 9" (3.23m x 2.67m) Fitted carpet, coving, power points, radiator, double glazed window to rear.

Bedroom Four 9' 1" x 6' 3" (2.77m x 1.91m) Fitted carpet, power points, radiator, double glazed window to rear.

Bedroom Five 10' 11" max x 6' 3" (3.33m max x 1.91m) Fitted carpet, fitted wardrobe, coving, power points, radiator, double glazed window to front aspect.

Bathroom W.C, wash hand basin, bath, splash back tiled areas, tile flooring, coving, radiator, double glazed opaque window to side.

Floorplan



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