



Opal House, Shardeloes Road,  
Skegness, Lincs, PE25 3AA

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£420,000

Freehold



## Key Features

- NO CHAIN
- Unique Design & Specification
- Sought After Location
- Set Over Three Floors
- Open Plan Kitchen & Living Room
- Balcony & Covered Seating Area
- Master Bedroom Suite
- Large Garage With Utility
- Gym / Bedroom 4
- EPC Rating C





**NO CHAIN.** A stunning property of unique design and specification situated in the sought after "Seacroft" area of Skegness with easy access to the beach and close to Seacroft Golf Course. Offering versatile accommodation set over three floors comprising Entrance Hall, W.C, Garage with Utility area and Bedroom 4/Gym to the ground floor. A spacious and light filled open plan kitchen and living area to the first floor with a Balcony and being an ideal space for entertaining.



A Master Bedroom suite with Dressing Room and En-suite occupies the 2nd floor with two additional Bedrooms and a Jack and Jill Bathroom. To the outside is a block paved driveway leading to the Garage with walled and raised gardens borders. A passage with Boiler Room leads to a rear courtyard garden with undercover seating area and steps upto the Balcony.

Viewing is highly recommended to appreciate this fabulous contemporary house. EPC Rating C.



### OPAL HOUSE

Built around 2007 to a very high specification, this stunning contemporary designed property has many extra features which include A Lutron Homeworks interactive lighting control system which is integrated to all three floors with one switch to turn all the lights off when leaving and settings to suit the mood required from reading and entertaining to cinema style.

There is Underfloor heating throughout with temperature controls to every room or main areas served by a Viessmann gas central heating boiler (new December 2024). All the external doors and windows are triple glazed with pvc windows and hardwood entrance door. The ventilation system to the upper floors supplies fresh air to dry rooms and extracts stale air from bathrooms and Kitchen. There is also an air conditioning unit (hold/cold) to the main living room. The property also benefits from an Integrated alarm system with CCTV cameras.







## ACCOMMODATION

Entrance is on the front elevation via an oak entrance door with triple glazed side screens opening to the:-

## ENTRANCE HALL

4.7m x 2.21m (15'5" x 7'4")

With a beautiful marble tiled floor, built in cloaks cupboard, door to Garage and Gym, natural ash staircase to first floor.

## W.C

With a toilet and hand basin, opaque pvc window and marble tiled flooring to match the hall.

## GARAGE / UTILITY ROOM

5.97m x 5.23m (19'7" x 17'2")

With electric insulated roller shutter door, tiled floor with underfloor heating, suspended backlit ceiling, a range of high gloss base and wall cupboards, 1 1/4 bowl sink unit with mixer tap over, spaces for washing machine and dryer, door to:-

## BEDROOM 4 / GYM

7.26m x 4.34m (23'10" x 14'2")

Currently arranged as a guest bedroom with karndene flooring with underfloor heating, surround sound, Helios air handling system and sliding pvc patio doors to the exterior.

## FIRST FLOOR LANDING

5.74m x 1.8m (18'10" x 5'11")

With a full height pvc window to the front elevation, kardean oak flooring and glazed double doors opening to the:-

## KITCHEN & FAMILY LIVING AREA

14.81m x 5.99m (48'7" x 19'8") reducing to 4.47m (14'8" ) long overall.

Providing a fabulous open plan living area with full height tinted windows to the front elevation, downlights to ceiling with mood control settings and kardean oak flooring throughout.



## Living Area

7.06m x 5.97m (23'2" x 19'7")

With wall mounted T.V aerial point, cinema surround sound, drop down projector screen, air conditioning unit, door to Office.

## Kitchen & Dining Area

7.44m x 4.5m (24'5" x 14'10")

Beautifully fitted with Alno Proart white glass units with white silstone worksurfaces, integrated Miele fridge and freezer, integrated dishwasher, inset stainless steel sink unit with mixer tap over. A bank of full height units house a Miele oven, microwave, steam oven and 2 warming drawers. The central island with inset Miele induction hob and Miele extractor hood above extends to form a breakfast bar. A range of pvc sliding patio doors and side screens open onto the:-

## BALCONY

With stainless steel hand rails and lighting, upvc decking and staircase to the lower courtyard.

## OFFICE / STUDY

3.15m x 1.22m (10'4" x 4'0")

With pvc sliding patio doors opening onto the Balcony, CCTV controls and built in oak shelving.

## 2ND FLOOR GALLERIED LANDING

With pvc windows to the front and rear elevations, triple sliding doored wardrobe/cupboards, access to eaves roof space.

## MASTER BEDROOM SUITE

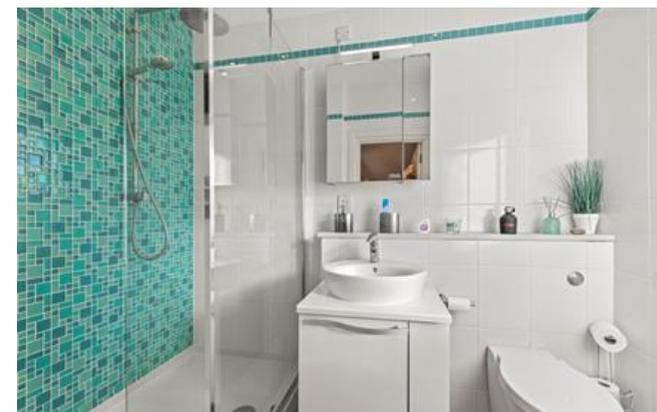
4.14m x 3.73m (13'7" x 12'2")

With a large 4 panel pvc window to the side elevation, wall mounted T.V aerial point, door to:-

## DRESSING ROOM

2.82m x 2.49m (9'4" x 8'2")

With pvc window to the rear elevation, a range of built in furniture to include hanging rails, shelving and drawers, door to:-





### EN-SUITE SHOWER ROOM

2.51m x 1.55m (8'2" x 5'1")

With a large walk in shower enclosure with direct shower and glass screen, hand basin set in a vanity unit, W.C with concealed cistern, tiled walls, integrated speakers and spotlights to ceiling.

### BEDROOM 2

3.1m x 3.61m (10'2" x 11'10")

With pvc window to the front elevation, wall mounted T.V aerial point, door to Lobby connecting to:-

### JACK & JILL SHOWER ROOM

3.1m x 2.79m (10'2" x 9'2")

Fitted with a curved shower bath with screen over, a suite of furniture to include a W.C with concealed cistern, counter top hand basin and wall cabinets above, double glazed skylight window, heated towel radiator, bordered karndean flooring, door to hallway.

### BEDROOM 3

3.61m x 2.74m (11'10" x 9'0")

With pvc window to the front elevation, wall mounted T.V aerial point.

### OUTSIDE

The property is bordered by a low brick wall with raised decorative shrub beds and a walled garden area with lawn, paths and pebbled beds. A block paved drive provides for ample parking and leading to the Garage.

A gate to the side opens onto a passage with Boiler Room housing the central heating boiler.

The lower landscaped garden area includes astroturf under the Verandah, paved sitting area with heaters above, raised walled flower bed and stairs leading to the upper BALCONY.



## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

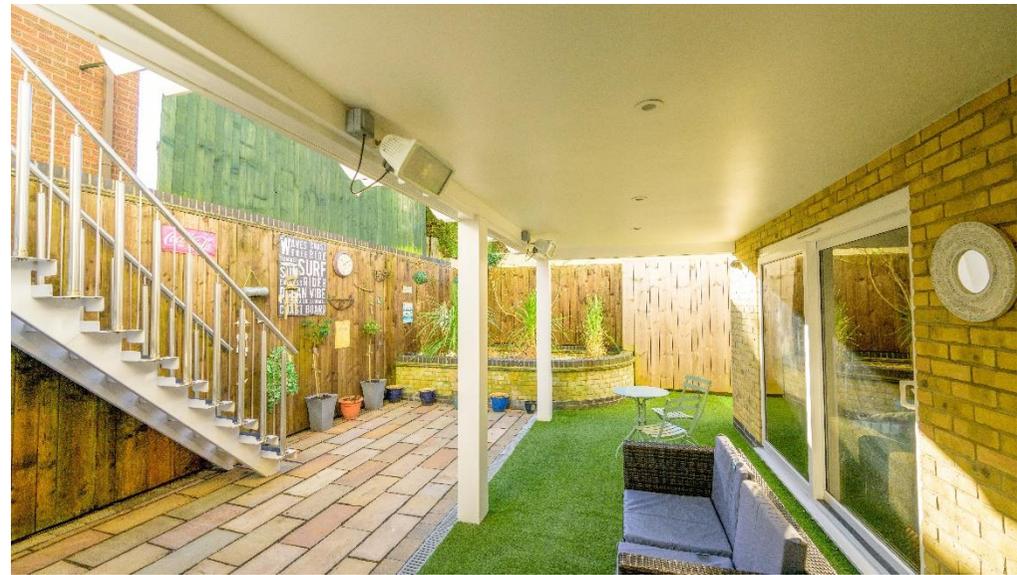
Charging Authority – East Lindsey District Council  
Band E 2024/25 - £2,739.59

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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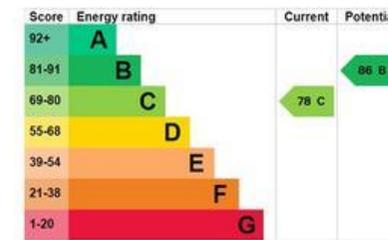
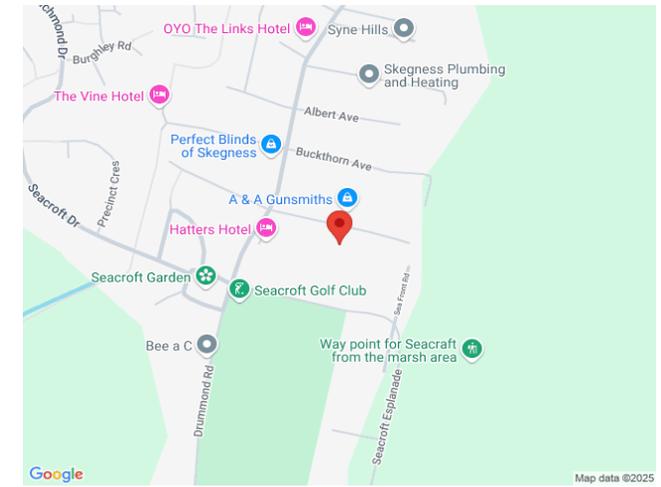




# Floorplan



Total area: approx. 278.1 sq. metres (2993.5 sq. feet)



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