

*** No forward chain * Boasting four bedrooms, downstairs WC, driveway and spacious lounge is this well presented terraced family home. The property is conveniently located close to Stokes Bay seafront and golf course. ***

The Accommodation Comprises:-

Composite glazed front door to:-

Entrance Porch:-

UPVC double glazed window to front elevation and UPVC double glazed door to:-

Entrance Hall:-

Coved ceiling, stairs to first-floor, Karndean flooring, under stairs storage cupboard, radiator.

Cloakroom:-

UPVC double glazed obscured window to front elevation, close coupled WC, wall mounted wash hand basin.

Lounge:- 19' 5" x 11' 11" (5.91m x 3.63m)

Coved ceiling, double aspect with UPVC double glazed windows to front elevation and UPVC double glazed double opening doors to rear elevation, continuation of matching Karndean flooring, radiator, fireplace with electric fire inset.

Kitchen:- 15' 6" x 9' 7" (4.72m x 2.92m)

Coved ceiling, UPVC double glazed window and door to rear garden, re-fitted with a range of base cupboards and drawer units, matching eye level units, worksurface over, single drainer sink unit with mixer tap, integrated electric oven and hob, integrated fridge and freezer, recess and plumbing for dishwasher, breakfast bar, book shelves, arch to:-

Dining Area:- 9' 2" x 6' 7" (2.79m x 2.01m)

UPVC double glazed window to front elevation, radiator, utility cupboard with plumbing for washing machine and space for additional fridge/freezer.

First Floor Landing:-

Karndean flooring, access to loft space with pull down ladder.

Bedroom One:- 12' 5" x 9' 2" (3.78m x 2.79m)

UPVC double glazed window to front elevation, radiator, built-in wardrobe with sliding door.

Bedroom Two:- 11' 11" x 9' 1" plus recess (3.63m x 2.77m)

UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Three:- 9' 11" maximum measurement x 9' 10" (3.02m x 2.99m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Four:- 10' 3" plus recess x 7' 11" (3.12m x 2.41m)

UPVC double glazed window to rear elevation, radiator, built-in storage cupboard housing newly fitted (2025) combination boiler.

Family Bath/Shower Room:- 10' 4" x 4' 8" (3.15m x 1.42m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap, double shower cubicle with main shower, inset spotlighting and extractor fan, ladder-style radiator.

Outside:-

The rear garden is enclosed by panelled fencing, mainly laid to lawn with shrubs to borders, patio area, rear pedestrian access, outside lighting and water tap.

To the front of the property there is a gravelled driveway providing off-road parking, enclosed by wall and hedging.

General Information

Construction: Traditional

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

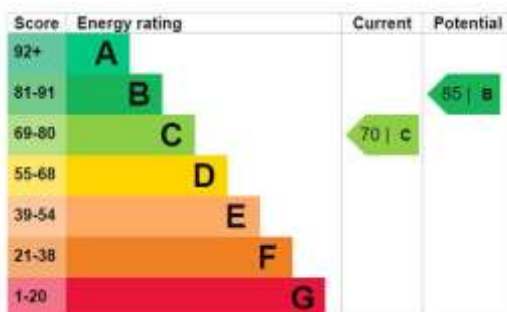
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: C





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£355,000

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DRAFT DETAILS

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