Sea Road, Anderby

3 2 2

OIRO £315,000

- Detached House
- Three Bedrooms One With En Suite
- Character Property
- Driveway and Garage
- Expansive Rear Gardens
- Lounge and Dining Room
- Freehold
- EPC rating F

northwood

Local knowledge, national reach

A charming and characterful three-bedroom detached home, nestled in the picturesque and highly sought-after village of Anderby. Boasting beautiful, generously sized rear gardens with stunning open field views, this delightful property offers all the charm and tranquillity of countryside living.

Full of warmth and character, this wonderful home provides an idyllic setting for those seeking a peaceful village lifestyle while remaining within easy reach of local amenities. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

Motivated Seller - Sensible offers are invited. The vendor is open to negotiation for serious buyers, presenting an excellent opportunity to secure this charming village home.

The property comprises of Entrance Hall, Lounge, Dining Room, Utility, Kitchen, WC, Three Bedrooms One With En Suite and Family Bathroom. With Generous Rear Gardens and Front Garden, Garage and Driveway.

Entrance Porch 1.58m x 0.85m (5'2" x 2'10")

Entered via wooden door, doors to all rooms and archway into hall.

Hallway 4.34m x 2.09m (14'2" x 6'11")

Window to side elevation, electric wall mounted heater, power points, feature wooden beams to the ceiling and built in storage cupboard.

Utility 1.65m x 1.23m (5'5" x 4'0")

Dual aspect windows to rear and side elevation, one bowl stainless steel sink with drainer, tiled splashbacks, space and plumbing for washing machine and power points.

Kitchen 3.11m x 4.66m (10'2" x 15'4")

Triple aspect windows to side and rear elevation, Velux window with vaulted ceiling, fitted with a range of base and wall units with worktop over , one and half bowl stainless steel sink unit with drainer, electric cooker point, electric cooker point, electric wall mounted heater, partly tilled walls and spot lights. Door into rear lobby.

Lounge 3.61m x 3.49m (11'10" x 11'6")

Dual aspect window to side and front elevation, Wood burner set into featured surround with tiled hearth, electric wall mounted heater, tv point, power points and feature wooden beams to the ceiling.

Dining Room 2.81m x 3.48m (9'2" x 11'5")

Window to front elevation, Open fire set into feature surround with tiled hearth, electric wall mounted heater, power points and feature wooden beams to the ceiling.

WC 0.95m x 1.15m (3'1" x 3'10")

Obscure window to side elevation, WC, wash hand basin and tiled splashback.

Rear Hall 0.99m x 1.16m (3'2" x 3'10")

Window to side elevation and door leading out to the garden.

First Floor Staircase 0.91m x 2.1m (3'0" x 6'11")

Staircase to first floor, electric wall mounted heater and under stairs storage cupboard.

Landing 2.64m x 0.79m (8'8" x 2'7")

Obscure window to side elevation, doors to all rooms and feature wooden beams to the ceiling.

Bedroom Two 2.82m x 3.47m (9'4" x 11'5")

Window to front elevation, double bedroom, fitted wardrobes, electric wall mounted heater, loft access and feature wooden beams to the ceiling.

Bedroom One 3.14m x 3.48m (10'4" x 11'5")

Window to front elevation, double bedroom, fitted wardrobes, tv point, electric wall mounted heater, feature wooden beams to ceiling and door into;

En Suite 1.43m x 1.46m (4'8" x 4'10")

A three piece suite comprising of shower cubicle, WC , wash hand basin, tilled walls, extractor fan, heated towel rail and featured wooden beams to ceiling.

Bedroom Three 2.52m x 1.26m (8'4" x 4'1")

Window to rear elevation, electric wall mounted heater and featured wooden beams to ceiling.

Family Bathroom 1.88m x 2.13m (6'2" x 7'0")

Obscure window to side elevation, a three piece suite comprising of bath with electric shower over, WC, pedestal wash hand basin, tilled walls, electric wall mounted heater , extractor fan and airing cupboard housing the water cylinder with immersion heater.

Rear Garden

To the rear of the property you will find a generous private rear garden with hedging to both sides to define the boundary. The rear garden sits an on an expansive plot and is laid to a variety of colourful flowers, mature trees and shrubs. . The garden is split into 4 sections and secured via gates. There are a variety of raised vegetable beds sectioned around the Greenhouse. With several secluded seating areas. This garden is the perfect retreat.

Driveway

Gravelled driveway to the front allowing ample parking.

Garage 2.95m x 5.32m (9'8" x 17'6")

Double opening timber doors, power and lighting.

Store 2.9m x 1.34m (9'6" x 4'5")

Window to side elevation, power and lighting.

Summer House

Location

Anderby is a quiet and picturesque village, with just one road running through it, located only 4 miles from the old market town of Alford and just 2 miles from the sea. The village is close to amenities and ideally situated if you enjoy those evening walks along the beach front. Alford town offers a range of local amenities (Shops/Doctors, Dentist) including popular schooling. There is also a traditional Tuesday and Friday market.

Directions

From our office on Victoria Road, head away from the traffice lights following the A52 towards Sutton on Sea. Continue along the A52 into Sutton on Sea, taking the first exit onto Station Road. Once you reach Sandilands turn left onto Sea Lane and continue as the road changes to Roman Bank. Take your second turning on your right on to Sea Road. Continue following the road down and the property is on your right hand side by our for sale board.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this.The Property is Placed In Tax Band C. Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Viewings

By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Floor 0 Building 1

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Approximate total area[1]

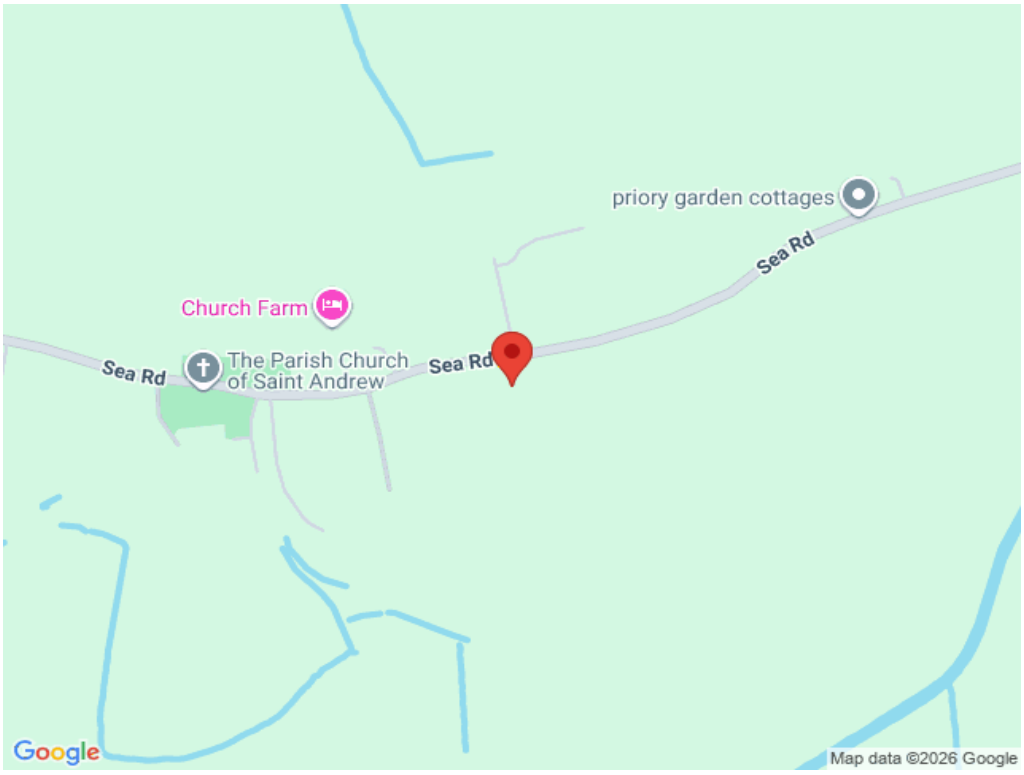
1135.49 ft^2

105.49 m^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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