



Derby Avenue, Skegness PE25 3DH

welcome to

Derby Avenue, Skegness

4 BEDROOM DETACHED HOUSE LOCATED IN A SOUGHT AFTER AREA IN SKEGNESS RIGHT NEAR THE SEA FRONT ... MODERN AND WELL PRESENTED THROUGHOUT, THIS PROPERTY IS NOT TO BE MISSED! WE HIGHLY RECOMMEND VIEWING TO APPRECIATE WHAT IT HAS TO OFFER ...



Entrance

Entrance door leads into the spacious hallway which has stairs leading to the first floor and doors into the following rooms:

Kitchen Diner

23' 4" x 12' 5" (7.11m x 3.78m)

Comprising of modern wall, base and drawer units with granite worktop space over, integrated oven, grill, hob, extractor, island, sliding door to the rear leading externally and a window to the front. There is ample space for furniture if required.

Lounge

19' 11" x 12' 5" (6.07m x 3.78m)

Has a window to the rear elevation and an opaque window to the side elevation.

Snug

9' 10" x 11' 9" (3.00m x 3.58m)

Has a window. This ideal space could be used as a snug area, play room or dining room.

Utility Room

Has loft hatch access, door into the garage, wall and base units with sink. The utility room also houses the tank for the air source heat pump.

Landing

Has a loft hatch access and doors into the following rooms:

Bedroom One

18' 1" x 12' 5" (5.51m x 3.78m)

Has a window and door into:

En-Suite

Has a shower, WC, sink with vanity storage below and a skylight window.

Bedroom Two

12' 6" x 9' 2" min to robe (3.81m x 2.79m min to robe)

Has a window and door into:

En-Suite

Has a shower, sink and WC

Bedroom Three

12' 5" x 11' 8" (3.78m x 3.56m)

Has a window

Bedroom Four

11' 9" x 9' 10" (3.58m x 3.00m)

Has a window

Bathroom

Has a bath with shower over, sink with vanity storage below, WC, towel radiator and an opaque window.

External

Externally the property benefits from a driveway to the front of the property accessed via a shared driveway with the neighbour. The rear is a great sized which is mainly laid to lawn. There is also public access nearby to the property leading directly to the beach.



view this property online williamhbrown.co.uk/Property/SKG108356





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

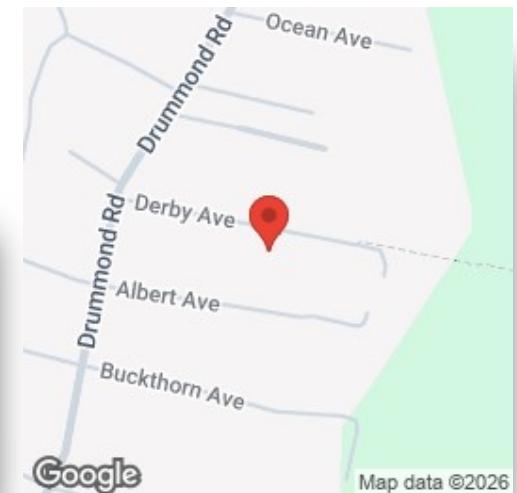
Derby Avenue, Skegness

- MODERN DETACHED HOUSE
- 4 BEDROOMS
- SEA FRONT RIGHT NEARBY
- WELL PRESENTED THROUGHOUT
- VIEWING ADVISED

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



view this property online williamhbrown.co.uk/Property/SKG108356

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SKG108356 - 0005

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk