



Ullswater Road, Sompting

Offers Over £400,000



Ullswater Road

Sompting

Spacious two-bedroom detached chalet with large garden backing onto wildlife land, open-plan living, conservatory, garage, workshop, and off-road parking. Huge potential to personalise.

Council Tax band: D

Tenure: Freehold

- Detached Chalet With Enormous Potential
- Particularly Large Garden Backing On To Wildlife Land
- Open Plan Through Living Room With Sliding Doors To Garden
- Conservatory With Garden Views
- Ground Floor Shower Room & First Floor Cloakroom
- Detached Garage With Attached Workshop
- Solar Panel System For Energy Efficiency
- Off-Road Parking At Front
- No Onward Chain
- Please Take a Look At Our Virtual Tour



Entrance Hall

18' 10" x 3' 6" (5.73m x 1.06m)

A welcoming centralised entrance hall.

Living/Dining Room

28' 11" x 11' 2" (8.82m x 3.41m)

A fantastic sized front to back living through dining room with sliding patio doors on to the rear garden.

Kitchen

8' 5" x 12' 2" (2.56m x 3.72m)

Fitted kitchen with a range of wall and base units and drawers, space for appliances and breakfast bar.

Sunroom

8' 0" x 12' 2" (2.45m x 3.72m)

Brick base built sunroom with panoramic views of garden, door giving access outside.

Bathroom

5' 3" x 7' 4" (1.61m x 2.24m)

A fully tiled modern shower room comprising walk in shower cubicle, wash hand basin, chrome heated towel rail.

WC

2' 8" x 4' 7" (0.81m x 1.39m)

WC located next to shower room.

Bedroom

7' 5" x 9' 5" (2.26m x 2.87m)

Bedroom located on the ground floor with built in cupboard.

Bedroom

12' 0" x 14' 10" (3.65m x 4.51m)

A spacious master bedroom located on the first floor, eaves storage.

WC

7' 3" x 6' 11" (2.21m x 2.12m)

A useful first floor WC comprising vanity sink unit, WC chrome heated towel rail and storage.



GARDEN

The west facing rear garden really has got to be seen to be believed! Enhanced by the addition of land adopted in years gone by, the split level garden backs on to council owned land used for wildlife forming a fantastic out look from all aspects of the rear of the property.

GARAGE

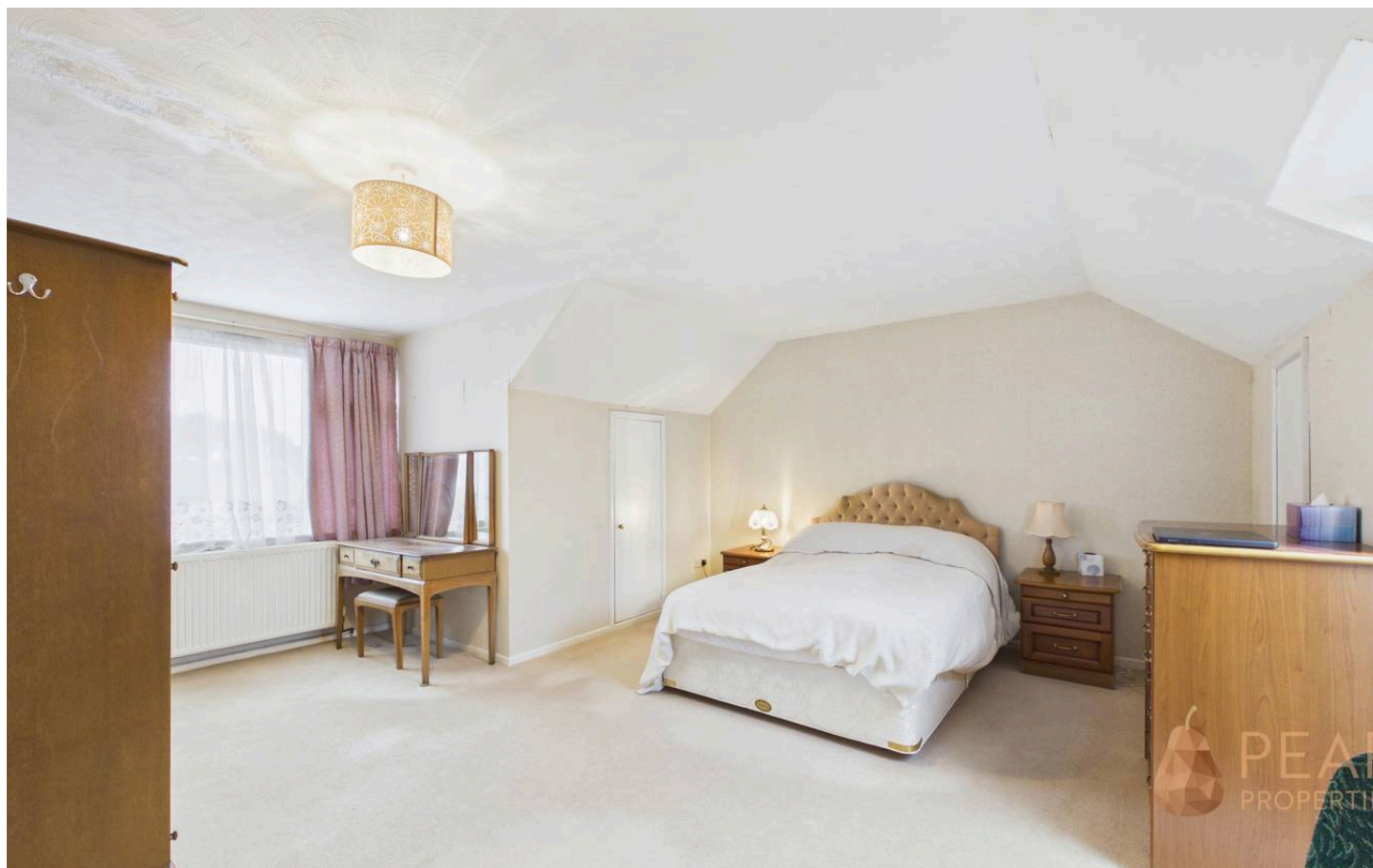
Single Garage

With an electric up and over door.

OFF STREET

2 Parking Spaces

Driveway to front





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

123.5 m²

1328 ft²

Reduced headroom

1.9 m²

21 ft²

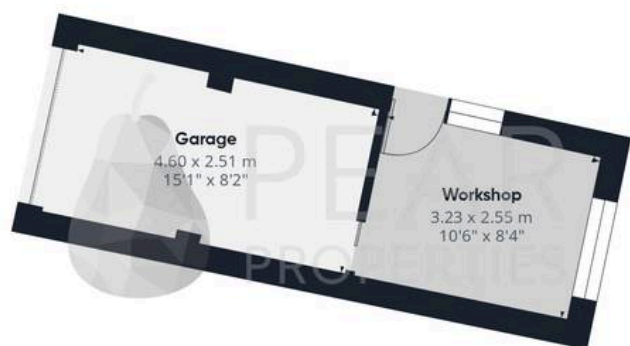
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



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