

# HUNTERS®

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## Webb Square

Horden, SR8 4AQ

Offers In The Region Of £125,000



OUTSTANDING HOME - SPECTACULAR GARDENS...Hunters are delighted to present this beautifully maintained three-bedroom home on Webb Square Offering spacious and stylish accommodation. The property features a generous lounge opening into the dining room, a contemporary fitted kitchen, utility room and a modern four-piece family bathroom. Externally, the outstanding rear west facing landscaped garden includes a substantial lawn, extensive decking and attractive planted borders, while a garage with EV charging facilities provides additional parking for a small car or sought after storage. An impressive family home that must be viewed to be fully appreciated.





Entrance Hallway

Accessed through the external entrance door, the welcoming hallway immediately introduces the property's modern presentation. Wood-effect flooring runs through the space, while a staircase rises to the first-floor accommodation with contemporary carpeting, a painted balustrade and colourful feature-wall detailing. Internal doors provide access to the ground-floor rooms.

Lounge 16'0" x 10'8" (4.88m x 3.27m)

An impressive and generously proportioned main reception room offering ample space for a substantial suite of furniture. A wide front-facing window allows plenty of natural light to enter, while fitted carpeting and neutral decoration create a comfortable finish. Decorative wall panelling, a vertical timber-slat feature and a contemporary ceiling light give the room a distinctive modern appearance.

Dining Room 8'3" x 7'9" (2.52m x 2.37m)

Positioned towards the rear of the property, the dining room provides a versatile second reception space suitable for family dining, entertaining or working from home. The room features wood-effect flooring, decorative wall panelling and French doors opening directly onto the rear decking and garden. Its open connection with the lounge creates an excellent flow between the two reception areas.

Kitchen 14'2" x 10'0" into recess (4.32m x 3.06m into recess)

The spacious kitchen is fitted with a stylish range of white wall and base units, complemented by wood-effect work surfaces and white metro-style tiled splashbacks. Integrated appliances include an electric oven with a gas hob and a curved stainless-steel extractor hood above. A stainless-steel one-and-a-half bowl sink with a contemporary mixer tap is positioned beneath a wide rear-facing window overlooking the garden. Wood-effect flooring completes this bright and attractive space.

Utility Room 8'11" x 6'2" (2.74m x 1.90m)

A valuable addition to the ground-floor accommodation, the separate utility room provides space and plumbing for laundry appliances beneath a fitted work surface. Additional wall-mounted storage, complementary flooring and an external door leading to the rear garden make this a particularly practical household space.

Landing

The first-floor landing is finished with fitted carpeting and provides access to all three bedrooms and the family bathroom. A side-facing window introduces natural light, while the colourful feature-wall design continues from the staircase and adds character to the space.

Master Bedroom 11'3" x 9'11" to robes (3.44m x 3.03m to robes)

A well-proportioned double bedroom positioned to the front of the property. The room includes an extensive range of fitted wardrobes with contemporary sliding doors, providing excellent storage while preserving the available floor space. Further features include fitted carpeting, a radiator, a front-facing window and a striking decorative feature wall.

Second Bedroom 11'0" x 9'1" (3.37m x 2.77m)

The second bedroom is another comfortable double room, enjoying an outlook over the rear garden. There is space for a double bed and additional freestanding furniture, together with fitted carpeting, a radiator and stylish decorative finishes.

Third Bedroom 10'2" 8'0" into recess (3.10m 2.44m into recess)

A generously sized third bedroom that could accommodate a bed alongside storage or study furniture. This flexible room would also make an excellent home office, dressing room or nursery and features fitted carpeting, a radiator and natural light from the window.

Family Bathroom

The contemporary family bathroom is fitted with a comprehensive white suite comprising a panelled bath, a separate curved shower enclosure, a wash hand basin set within a useful vanity unit and a low-level WC. Attractive wood-effect tiled flooring is complemented by tiled splashbacks and stylish feature-wall detailing. Two windows provide natural light, while chrome heated towel rails complete the modern finish.

Garage 10'6" x 9'10" (3.21m x 3.01m)

The property benefits from a useful garage with an EV charging facility providing secure parking for a small car, storage or potential workshop space, subject to the purchaser's individual requirements.

Outdoor Space

The property's generous rear garden is a genuine standout feature. French doors open onto an extensive decked seating area with a pergola-style frame, creating an excellent space for outdoor furniture, dining and entertaining. Beyond the decking is a substantial lawn bordered by decorative gravel, established planting and raised flower beds. The garden is fully enclosed by timber fencing and also incorporates a pathway, greenhouse and storage shed. Its excellent proportions make it particularly well suited to families, keen gardeners and those who enjoy spending time outdoors.

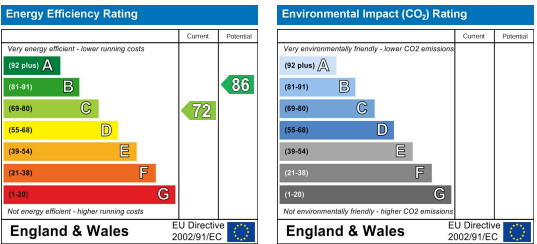
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.