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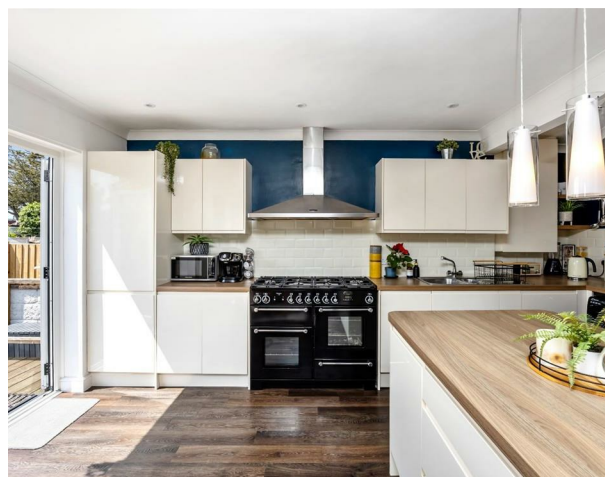
Description

Robert Luff & Co are delighted to offer this beautifully presented, extended chalet style home, located in popular Sompting. Well regarded local schools are close by and local shops and bus services are available on Cokeham Road. The impressive and versatile accommodation comprises: Entrance hall, sitting room/double bedroom, two further ground floor bedrooms, bathroom, fantastic open plan kitchen/diner and further living room, first floor landing, primary bedroom with walk in wardrobe, further double bedroom and shower room. Outside, there is a beautiful, low maintenance South facing rear garden with fully insulated outbuilding and ample off street parking to the front. VIEWING ESSENTIAL!!



Key Features

- Fantastic Family Home
- Three Reception Rooms
- Beautiful South Facing Garden - Great For Entertaining
- Ample Parking
- EPC: D
- Four Bedrooms
- Two Bathrooms
- Superb Fully Insulated Garden Outbuilding
- Close To Well Regarded Schools, Shops & Bus Services
- Council Tax Band: D



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Entrance Hall

Composite front door with double glazed inserts, coving, laminate flooring, radiator.

Living Room

4.39m x 2.95m (14'5" x 9'8")

Double glazed windows to front with shutter blinds, wall lights, feature upright radiator, TV point.

Bedroom/Office

2.87m x 2.29m (9'5" x 7'6")

Double glazed window to front with shutter blinds, radiator.

Bedroom

3.43m x 2.26m (11'3" x 7'5")

Coving, double glazed window to side, laminate flooring, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: P-shaped bath with mixer tap and shower over, vanity unit housing wash hand basin and WC, majority tiled walls, extractor fan, heated towel rail, laminate flooring.

Kitchen/Diner

5.89m x 5.03m max (19'4" x 16'6" max)

Two sets of double glazed French doors to rear. Range of fitted wall and base level units, worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with

mixer tap, integrated dishwasher and fridge/freezer, space and plumbing for washing machine & tumble dryer, space for range cooker with extractor hood over, breakfast bar, cupboard housing wall mounted combination boiler. Dining area with space for dining table, laminate flooring, upright radiator.

Sitting Room

4.34m into recess narrowing to 3.05m x 2.95m (14'3" into recess narrowing to 10' x 9'8")

Coving, TV point, radiator.

First Floor Landing

Loft access into eaves, coving, glass balustrade.

Bedroom One

4.70m into walk in wardrobe narrowing to 3.40m x 2 (15'5" into walk in wardrobe narrowing to 11'2" x 8)

Double glazed windows to rear overlooking garden, coving, radiator, walk in wardrobe.

Bedroom

2.97m x 2.31m (9'9" x 7'7")

Coving, double glazed window to front with shutter blinds, radiator.

Shower Room

Velux window to side. Shower enclosure with wall mounted

shower, pedestal wash hand basin, close coupled WC, heated towel rail, extractor fan.

Outside

South Facing Rear Garden

Upper decked area, steps down to patio, artificial grass, built in seating area with further deck, BBQ entertainments area, timber shed, outside lights, side access via gate.

Garden Outbuilding

4.83m x 4.32m (15'10" x 14'2")

Fully insulated. Double glazed windows and French doors, downlighters, electric heater, internet & Sky TV.

Parking

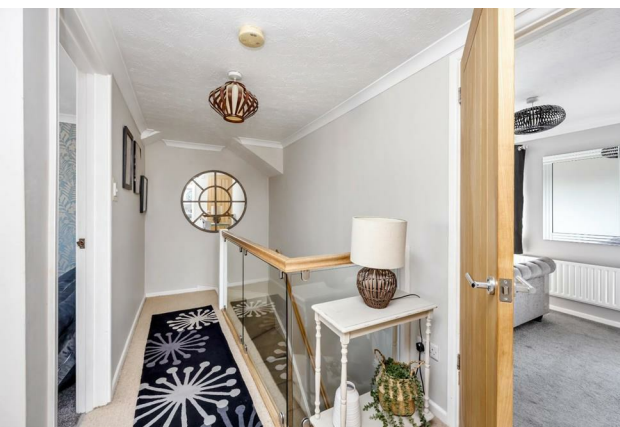
Parking to front for two vehicles.



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Floor Plan Abbey Road

Abbey Road



Approximate Gross Internal Area (Excluding Outbuilding) = 115.38 sq m / 1241.93 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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