



Guide Price
£800,000
Freehold

Trent Road, Goring-By-Sea

- Detached Family Home
- Two Reception Rooms
- Two Bathrooms
- Chain Free
- Council Tax band - E
- Four Double Bedrooms
- Modern Kit/Breakfast Room
- Tenure - Freehold
- Garage
- EPC Rating - D

We are delighted to market this charming family home in sought after West Park school catchment area. In brief, the property comprises of four double bedrooms, Two reception rooms, with french doors leading from the dining room into the rear garden. The family size kitchen/breakfast room has built in appliances and a feature centre island and separate breakfast bar, with views over the mature rear garden. On the first floor we have four double bedrooms, a family bathroom with shower, separate cloakroom and an en-suite to the master bedroom. There is an integral garage and space for multiple cars on the private driveway. The property is being sold with no forward chain

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Accommodation

Entrance Porch

Tiled flooring, solid wood front door, with stained glass window.

Entrance Hall

Recently decorated wood panelled walls, wooden flooring, two radiators, door to garage.

Lounge 21'9 x 14'10 (6.63m x 4.52m)

Stone fireplace, wooden flooring, two stained glass windows, double glazed feature bay window, radiator.

Dining Room 14'7 x 13'4 (4.45m x 4.06m)

Wooden flooring, open fireplace with tiled hearth, wood panelled walls, radiator.

Conservatory 11'4 x 6'7 (3.45m x 2.01m)

Wooden flooring, double glazed French doors leading to rear garden.

Cloakroom/w.c

Part tiled walls, vanity sink unit, low level flush w/c, frosted double glazed window.

Kitchen / Breakfast Room 13'3 x 14'4 (4.04m x 4.37m)

Feature centre island with granite work top, a range of fitted wall and base units with further granite worktops, integrated four ring gas hob with extractor fan above. Dishwasher, double oven, breakfast bar, stainless steel sink unit with mixer tap and drainer, two double glazed windows, modern tiled flooring, thermostat, double glazed door leading to;

Utility Room 23'9 x 4'1 (7.24m x 1.24m)

Modern tiled flooring, stainless steel sink unit with mixer tap and drainer inset to worktop, wall and base units, plumbing and space for washing machine, side access. Two walk in pantries.

Stairs to first floor;

Landing

Wood panelled walls, cupboard with shelving, ousing hot water cylinder.

Master Bedroom 22' x 12'9 (6.71m x 3.89m)

Frosted double glazed window, further double glazed window, range of fitted wardrobes and cupboards.

En-Suite

Shower cubicle, wash hand basin, low level flush w/c.

Bedroom Two 15'6 x 13'4 (4.72m x 4.06m)

Fitted wardrobes, double glazed window, radiator.

Bedroom Three 15'8 x 12'4 (4.78m x 3.76m)

Double glazed bay window, corner sink unit, built in wardrobes.

Bedroom Four 13'8 x 10'7 (4.17m x 3.23m)

Built in wardrobes, double glazed window, radiator.

Bathroom

Modern tiled, panel enclosed bath with mixer tap, shower cubicle, sink unit with cupboard below, frosted double glazed window.

W/C

Modern tiled, low level flush w/c, corner wash hand basin.

Rear Garden

Feature garden mainly laid to lawn with patio area for outdoor dining, mature trees, flower and shrubs borders, brick storage shed.

Front Garden

Driveway for multiple cars, attractive lawn area with mature flower shrub borders.

Garage

Up and over door.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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