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## Description

We are delighted to offer to the market this beautifully presented link detached family home ideally situated in this favoured Durrington location with local schools, shops, parks, bus routes, David Lloyd Leisure Club, the mainline station, and easy access to both the A27 and A280 nearby. The accommodation comprises an entrance hallway, an open-plan living/dining room, a modern kitchen and a downstairs WC. Upstairs, there are three good-sized bedrooms and a family bathroom. Other benefits include a westerly aspect garden with a studio to the rear with a shower room, off-road parking, double glazing throughout and gas central heating.



## Key Features

- Link Detached Family Home
- Open-Plan Dining/Living Room
- Westerly Aspect Garden
- Off-Road Parking
- Converted Garage
- Three Good-Sized Bedrooms
- Modern Kitchen
- Garden Studio
- Council Tax Band - D
- EPC Rating - TBC





Composite front door with double glazed windows to:

#### **Entrance Hallway**

Tiled flooring. Radiator.

#### **Downstairs Cloak Room**

Wash hand basin with mixer tap set in a vanity unit. Low level flush WC. Radiator. Frosted double glazed window.

#### **Through Lounge/Dining Room**

**7.89 x 3.85 narrowing to 2.48 (25'10" x 12'7" narrowing to 8'1")**  
Laid wood effect flooring. Radiator. Double glazed bow window to front. Further radiator in the dining area. Coving. Understairs storage cupboard housing electric meters. Telephone point. Double glazed double opening French doors opening up to the westerly aspect garden. Through way to:

#### **Kitchen**

**2.92 x 2.20 (9'6" x 7'2")**  
Range of white fitted high gloss base and wall units. Wood effect work surfaces incorporating a stainless steel sink with mixer tap. Fitted four ring gas hob with stainless steel splashback and extractor fan over. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Integrated fridge/freezer. Electric oven. Cupboard enclosed Worcester boiler. Downlights. Tiled splashbacks and wood splashbacks. Double glazed window with view of rear garden.

#### **First Floor Landing**

Stairs leading up. Loft hatch. Double glazed window. Airing cupboard with shelf and pre-lagged copper cylinder. Door to:

#### **Bedroom One**

**4.17 x 2.84 (13'8" x 9'3")**  
Double glazed window with view of rear garden. Radiator. Fitted mirror

fronted corner wardrobes with hanging rail and shelf.

#### **Bedroom Two**

**3.41 x 2.85 (11'2" x 9'4")**  
Double glazed window. Radiator. Coving.

#### **Bedroom Three**

**2.94 x 1.91 (9'7" x 6'3")**  
Double glazed window. Radiator. Coving. Downlight.

#### **Bathroom**

'P' shaped panel enclosed bath with fitted over shower and curved screen. Low level flush WC. Tiled splashbacks. Frosted double glazed window. Shaver point. Heated towel rail.

#### **Converted Garage**

**4.82 x 2.23 (15'9" x 7'3")**  
Pitched roof which is insulated. Double glazed window to front. Downlights. Door to rear. Steps to eaves storage area.

#### **Garden**

Westerly aspect rear garden with a feature bar area, lawn and patio areas. Gate for useful side area with side storage and gate to front garden. Door to:

#### **Studio**

**4.77 x 3.72 (15'7" x 12'2")**  
Scandinavian style built pitched roof studio with double glazed timber windows. Wall mounted electric heater. Strip wood flooring. Door to:

#### **Shower Room**

Low level flush WC. Fitted corner shower unit. Basin with tiled splashback. Frosted double glazed door.

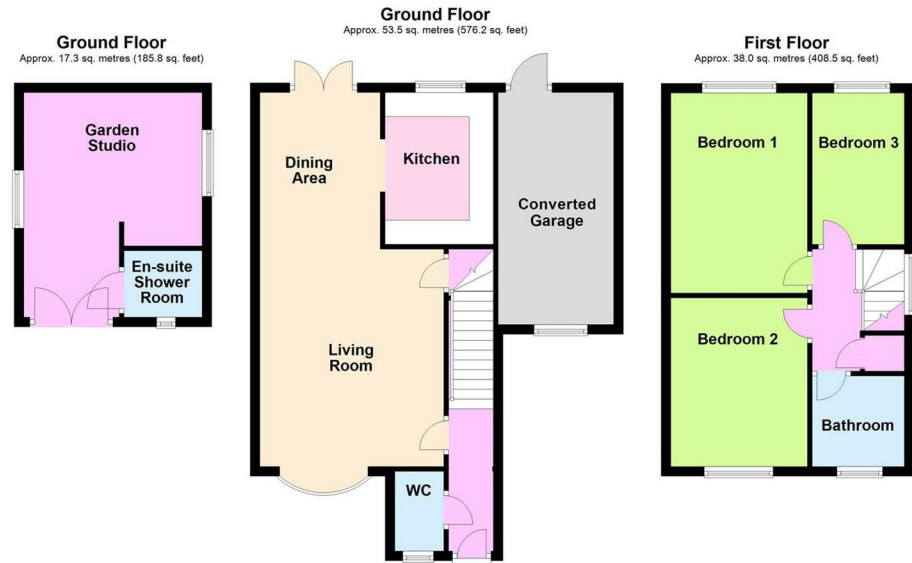
#### **Front Garden**

Hedge enclosed lawn area. Driveway providing ample off-road parking.

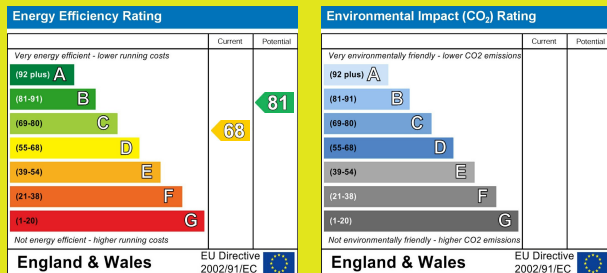




## Floor Plan Carisbrooke Drive



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)



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