



5 George Eardley Close

Sandyford, ST6 5XD

Price £249,950



Carters are delighted to present to the market this beautifully presented detached family home, offering spacious and versatile accommodation in a highly sought-after location.

Upon entering, you are welcomed into an inviting entrance hall, leading to a spacious living room positioned at the front of the property. Featuring a charming bay window, an attractive electric fire with a marble surround, and double glazed doors opening into the dining room, this space provides the perfect setting for both relaxing and entertaining.

The dining room enjoys French doors opening directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living. The contemporary high-gloss kitchen is fitted with a range of integrated appliances and benefits from useful under stairs storage, while a convenient ground floor WC completes the accommodation on this level.

To the first floor are three generously proportioned bedrooms, all of which benefit from fitted wardrobes. The principal bedroom is enhanced by a stylish en-suite shower room, while a modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. A tarmac driveway provides ample off-road parking and leads to the detached garage, which has been thoughtfully converted into a fully insulated and versatile space. Complete with power, a UPVC double-glazed window and a UPVC entrance door, it offers endless possibilities as a home office, gym, hobby space or additional storage.

The recently landscaped rear garden has been designed with ease of maintenance in mind and provides an excellent outdoor space for families and entertaining alike. Featuring an attractive two-tier patio, raised railway sleeper borders, a side access gate and an outside tap, it offers the perfect place to relax and enjoy the warmer months.

Properties of this quality are always in high demand. Early viewing is considered essential to fully appreciate the standard of accommodation.

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Entrance Hallway

Hardwood double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator.

Living Room

15'6" x 10'6" (4.72m x 3.20m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Electric fire with a marble surround. Glazed double doors leading to the dining room. Radiator. TV point.

Dining Room

10'2" x 8'3" (3.10m x 2.51m)

UPVC double glazed French doors to the rear elevation leading to the garden.

Coving to the ceiling. Fitted wall and base units with laminate work surfaces. Space and power for a fridge freezer. Radiator. Laminate flooring.

Kitchen

10'2" x 8'4" (3.10m x 2.54m)

Hardwood double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation.

Contemporary high gloss fitted kitchen incorporating a range of wall, base and drawer units with wood effect laminate work surfaces. Composite resin sink. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Space and plumbing for a washing machine. Under stairs storage cupboard with space and

power for a tumble dryer. Recessed ceiling down lighters. Tiled flooring.

W.C.

UPVC double glazed window to the side elevation.

Mid level w.c. Pedestal wash hand basin with a tiled splash back. Radiator.

Stairs and Landing

UPVC double glazed window to the side elevation. Access to the loft. Airing cupboard.

Bedroom One

13'3" x 8'3" (4.04m x 2.51m)

UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator.

En Suite

UPVC double glazed window to the rear elevation.

Pedestal wash hand basin. Mid level w.c. Shower enclosure. Power socket for a shaver. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

UPVC double glazed window to the front elevation. Built in wardrobe. Fitted wardrobes. Radiator.

Bedroom Three

7'8" x 6'5" (2.34m x 1.96m)

UPVC double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bathroom

UPVC double glazed window to the side elevation.

Panel bath with a hand held shower. Pedestal wash hand basin. Mid level w.c. Partially tiled walls. Radiator. Vinyl flooring.

Detached Garage

15'11" x 7'9" (4.85m x 2.36m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the front elevation. Insulated. Power.

Externally

Outside, to the side of the property, a tarmac driveway provides off-road parking and leads to the detached garage, which has been converted into a versatile, fully insulated space. The conversion benefits from a UPVC double-glazed window, a UPVC entrance door, and power, making it ideal for use as an office / hobby space.

To the rear, the recently landscaped garden has been designed for low maintenance and features a two-tier patio, raised railway sleeper borders, a side access gate, and an outside tap for added convenience.

Additional Information

Freehold. Council Tax Band D.

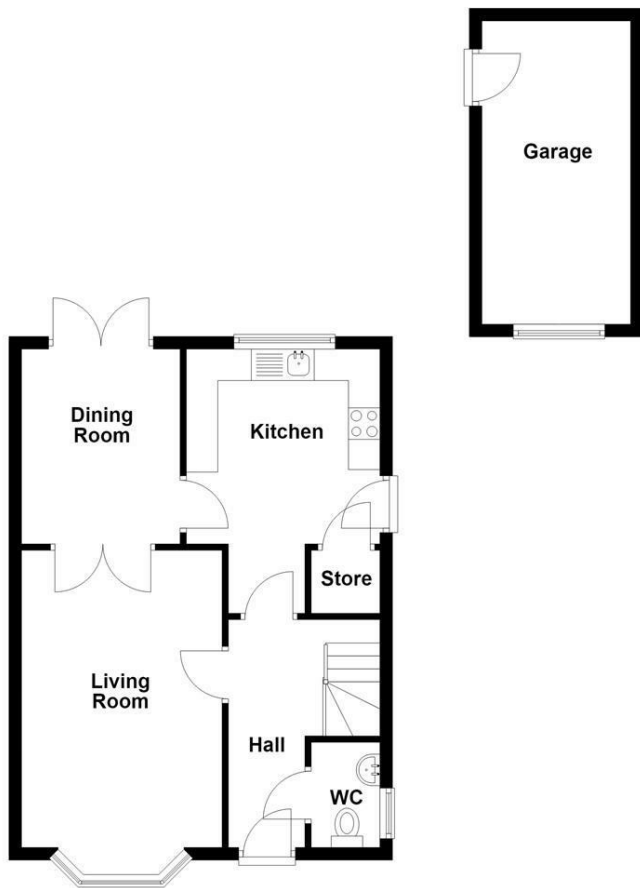
Total Floor Area: 86 Square Meters / 925 Square Foot.

Disclaimer

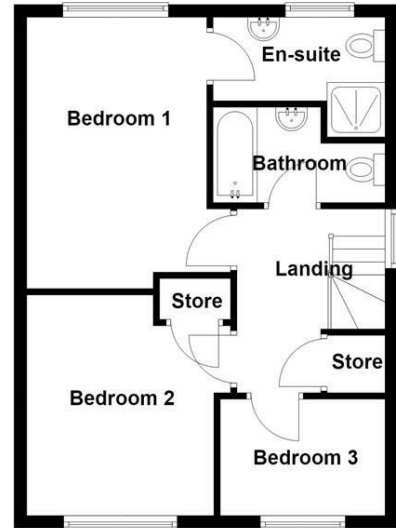
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Ground Floor



First Floor



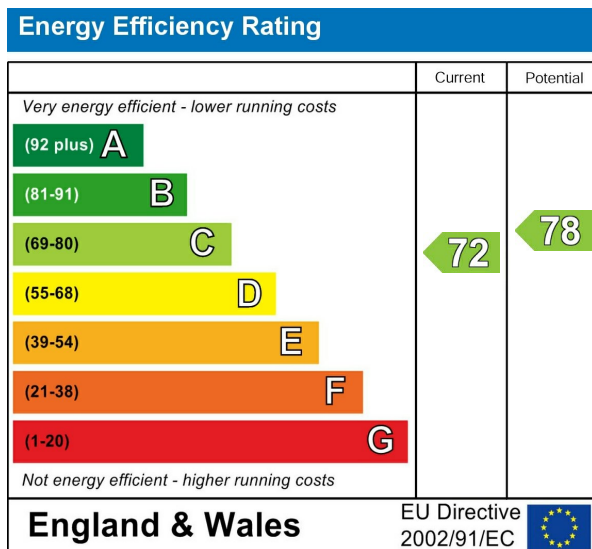
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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