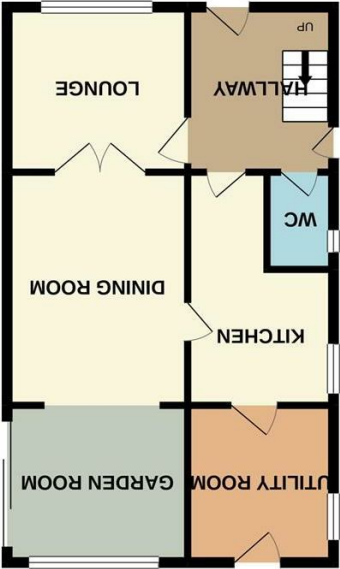


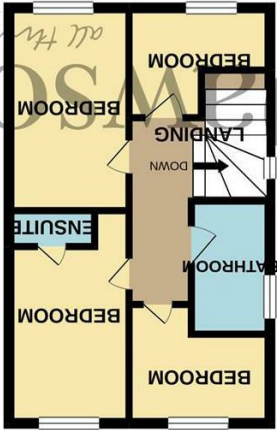
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

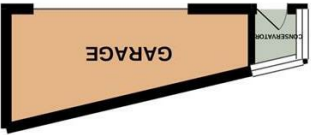
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GROUND FLOOR



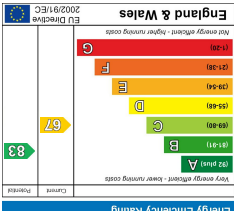
1ST FLOOR



GARAGE



AREA MAP



EPC





GENERAL INFORMATION

This is a definite case of LOCATION, LOCATION, LOCATION! Here stands this lovely, detached residence overlooking gorgeous estuary views and the countryside beyond! This property will be perfect for a growing family occupying a choice established plot. You enter the property into the entrance hallway. From here stairs give access to the first floor landing and doors invite you into the WC, Lounge and kitchen. From the kitchen access is given to the utility room. Let's step back into the lounge, here double doors provide access to the formal dining area and an archway gives access to the garden room with dual aspect windows over looking the garden. The first floor accommodation comprises four bedrooms, one of which benefits from a shower ensuite. Two of the back bedrooms frame the dazzling estuary views! A family bathroom completes the first floor accommodation. Externally, to the front of the property is a lawned area parallel to a driveway offering parking for several vehicles. The driveway leads to a rear paved area with flower border and access to the detached double garage which is currently being utilised as a workshop. A large lawned area wraps around the side of the property which is the perfect place to play outdoor family games whilst enjoying the estuary views! Viewers should not delay in viewing this property. Come see the potential for yourself! EPC-D

FULL DESCRIPTION

**Entrance**  
Enter via uPVC door into:

**Hallway**  
Stairs to first floor landing. Radiator. Doors providing access to the lounge, kitchen and cloakroom. Fitted carpet. uPVC double glazed door providing access to the driveway,

**Lounge**  
16'4" max x 12'5" max (4.99m max x 3.79m max )  
UPVC double glazed window to front. Radiator. Fitted carpet. Fireplace with feature stone surround. Double doors providing access to:

**Dining Room**  
12'10" x 9'6" (3.93m x 2.91m)  
Radiator. Fitted carpet. Door into kitchen. Archway into:

**Garden Room**  
11'6" x 11'1" (3.51m x 3.39m)  
UPVC double glazed sliding doors to the rear. UPVC double glazed window to rear. Tiled flooring.

**Kitchen**  
15'7" x 8'4" (4.76m x 2.56m)  
Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset one and a half bowl sink and drainer with mixer tap over. 4 ring gas hob with built under 'Diplomat' oven and grill and concealed extractor over. Under counter fridge. UPVC double glazed window to the side. Partly tiled walls. Tiled flooring. Radiator. Door into:



**Utility Room**  
11'0" x 6'7" (3.37m x 2.03m)  
UPVC double glazed window to side. Worktop with space under for under counter freezer, dishwasher, dryer and plumbed for a washing machine. Storage cupboard. Tiled flooring. Door to the rear garden.

**Cloak Room**  
Two piece suite comprising W.C. and wash hand basin set upon a vanity unit and mixer tap over. UPVC double glazed window to side. Tiled flooring.

**First Floor**  
**Landing**  
UPVC double glazed window to side. Storage cupboard. Doors providing access to the three bedrooms and bathroom.

**Bedroom 1**  
13'5" max x 8'10" (4.10m max x 2.70m)  
UPVC double glazed window to rear. Radiator. Fitted carpet. Door into:

**Ensuite Shower Room**  
Three piece suite comprising W.C., wash hand basin set upon a vanity unit and step in shower cubicle. Tiled flooring.

**Bedroom 2**  
10'8" max x 9'3" (3.26m max x 2.84m)  
UPVC double glazed window to rear. Radiator. Fitted carpet.

**Bedroom 3**  
13'4" x 8'10" (4.07m x 2.71m)  
UPVC double glazed window to front. Radiator. Fitted carpet.

**Bedroom 4**  
10'5"ax x 8'3" to shelving (3.20max x 2.53 to shelving)  
UPVC double glazed window to front. Radiator. Fitted carpet.

**Bathroom**  
Three piece suite comprising W.C., wash hand basin set upon a vanity unit with mixer tap over and panelled bath with electric shower over and folding side screen. UPVC double glazed obscure window to side. Radiator. Tiled flooring.



**External**  
**Front**  
Driveway parking for several vehicles with parallel lawned area. The driveway gives side access to the rear garden.

**Rear**  
The rear garden offers a multitude of options for al fresco dining and family games. The paved area leads to the detached garage. Large side lawned area with decorative paving.

**Garage**  
A 420 ft2 (vendor advised) detached garage with electric sectional doors. Plug points. Electricity. The garage is currently being utilised as a workshop.