

3 The Nurseries, Freshwater £425,000





## 3 The Nurseries, Freshwater

£425,000

Set in an elevated position on a quiet modern cul-de-sac, this bright and well appointed home is offered with no onward chain and is close to the amenities of Freshwater. The ground floor accommodation comprises a good sized living/dining room spanning the depth of the home to one side; a stylish kitchen/breakfast room with separate utility room; study or fourth bedroom and handy cloakroom. Upstairs there are three pretty bedrooms - with the largest main bedroom having an en-suite shower room. The two other bedrooms are serviced by the family bathroom. The home enjoys some lovely elevated views to the downs and countryside; has UPVC double glazing and is warmed by gas central heating. There is a block paved parking area in front of the garage, and access each side leads to the rear garden. A lower patio pathway has steps up to the garden, which is enclosed by hedging and shrubs and has an attractive summerhouse to one side. Freehold. Council Tax Band - E. EPC C-71

## Step up to UPVC double glazed door into:

## **Entrance Hallway:**

With smart black and white tiled floor; stairs to first floor with handy cupboard under and doors to:

## Living/Dining Room:

28'7" max x 11'8" max (8.72m max x 3.57m max)

Spanning the depth of the home to one side, arranged in an open plan layout, but distinctly separated by a wide square archway to provide:

## Sitting Area:

17'11" max x 11'8" (5.48m max x 3.57m)

With attractive electric fireplace and decorated in a lilac colour scheme, the room has a square UPVC double glazed bay window to front offering a lovely elevated outlook.

## Dining Area:

10'2" x 9'8" (3.11m x 2.97m)

Decorated to match the sitting area, with UPVC double glazed rear window and door leading to:

#### Kitchen/Breakfast Room:

11'0" + ent area x 10'2" max (3.36m + ent area x 3.11m max)

Smartly fitted with a range of glossy white fronted units and dark worktops. Spaces for appliances and integrated oven; hob and concealed extractor hood. The sink unit is set below the rear window and there is a cupboard housing the Megaflow hot water cylinder. Opening to:

## **Utility Room:**

6'3" max x 5'0" max (1.93m max x 1.53m max)

Fitted to match the kitchen with stainless steel sink unit; space and plumbing for washing machine and wall mounted gas fired boiler. External door to garden.













## Study/Bedroom Four:

11'2" x 8'1" (3.42m x 2.47m)

In sunny yellow decor with UPVC double glazed front window offering a pleasant outlook. An ideal ground floor bedroom or study.

#### Cloakroom:

6'2" max x 3'9" max (1.88m max x 1.16m max)

In a smart black and white theme and fitted with sleek vanity wash hand basin and concealed cistern WC. Opaque side window.

#### Stairs to:

## First Floor Landing:

With access to loft and doors to:

#### Bedroom One:

16'4" max x 11'9" (4.99m max x 3.59m)

A pretty double bedroom in aqua colours with UPVC double glazed front window offering a super outlook over coutryside to the downs. Door to:

#### **En-Suite Shower Room:**

6'0" max x 5'10" max (1.85m max x 1.79m max)

Smartly fitted with WC; wash hand basin and separate curved shower enclosure. Velux rear window.

#### **Bedroom Two:**

13'7" m ax x 11'5" max (4.16m m ax x 3.49m max)

Another pretty double bedroom in rose pink with a super downs outlook to the front.

#### Bedroom Three:

11'1" max x 8'8" max (3.39m max x 2.65m max)

A shaped room which provides a smaller double or comfortable single bedroom with window to side.

#### Bathroom:

8'7" max x 5'10" max (2.64m max x 1.80m max)

Fully tiled to match the en-suite and fitted with WC; wash hand basin and bath, Velux window to rear.

### Parking:

An open front lawn area has a block paved parking area to one side which leads to the:

#### Garage:

17'4" x 8'8" (5.29m x 2.66m)

With electronic up and over door; power and light. Personal door to side.

#### Rear Garden:

Access to each side leads to a paved lower pathway, with steps up to the garden. Laid to lawn and surrounded by a variety of shrubs and hedging. To one side is a smart:

#### **Summer House:**

7'11" x 5'10" (2.43m x 1.78m)

With a decked area to the front - a lovely place to sit and enjoy the garden.

#### Disclaimer

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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



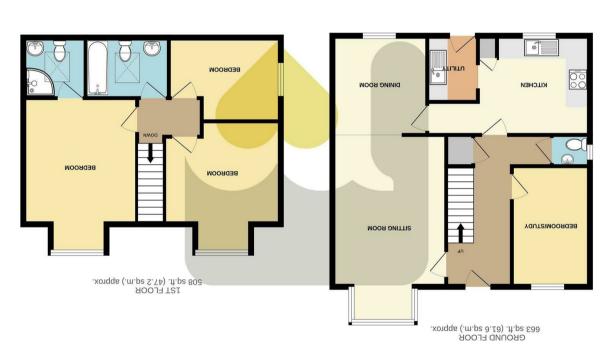
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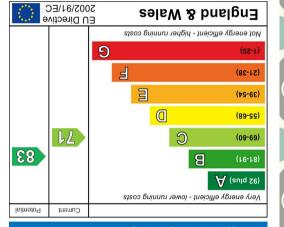
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