3 The Nurseries, Freshwater

£450,000

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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:

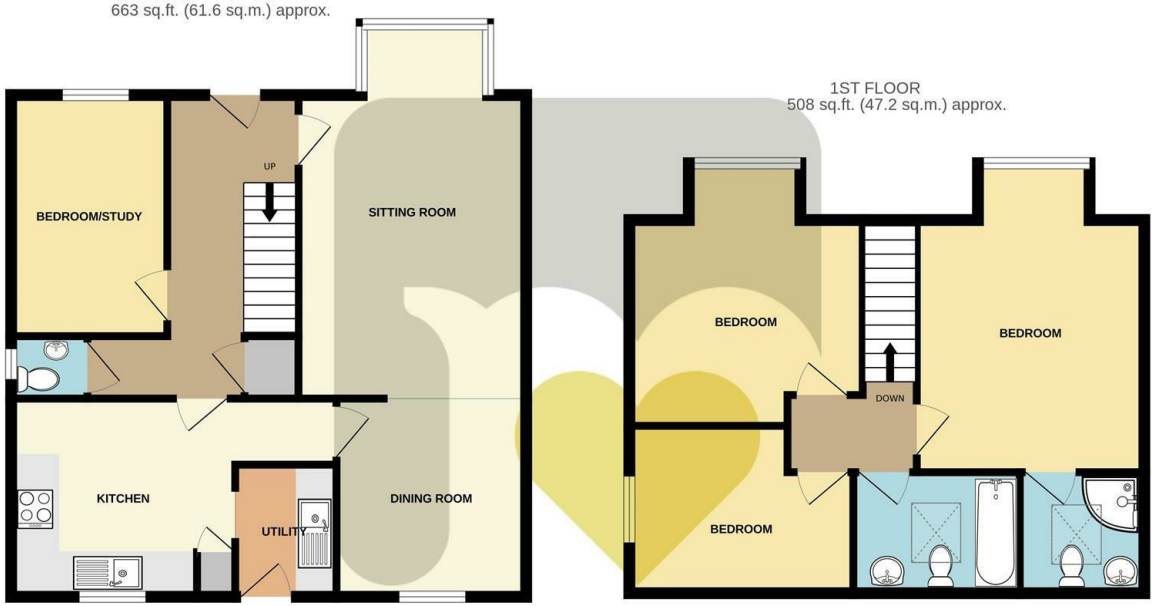
Summer House:
7'11" x 5'10" (2.43m x 1.78m)
With a decked area to the front - a lovely place to sit and enjoy the garden.

Disclaimer
These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

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

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

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 error, 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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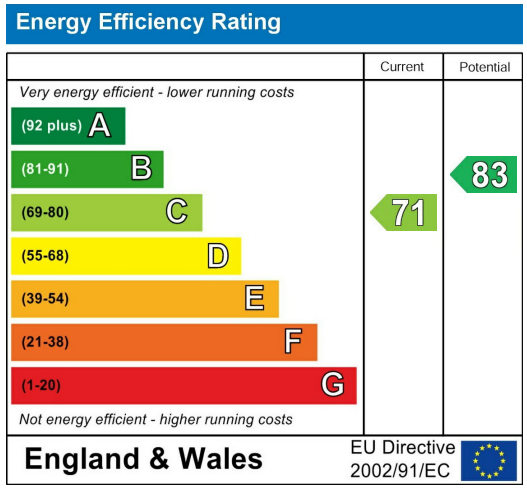

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Love this property and want to see more?
Call us on 01983 280555
Email: hello@meganbakerestateagents.com

Pop in for a chat

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YOUR HOME IS WHERE OUR HEART IS