



**Offered for sale with no forward chain**

**Large driveway**

**Three good size bedrooms**

**Excellent potential for extension**

**Substantial rear gardens**

**Two spacious reception rooms**

**Popular residential area**

**Walking distance to local schools**

Offered for sale with no forward chain, is this spacious home. Whilst in need of moderisation, the property has excellent potential and substantial gardens. Located on the popular loop road, the property is set back by a large driveway. There is easy access to local amenities and the picturesque harbour is within walking distance, as well as numerous popular schools. The property has a substantial plot, with ample parking for multiple cars and potential for an extension (subject to planning). The accommodation briefly comprises, entrance hall, light and spacious lounge and a versatile second reception room, which would make a great dining room, sitting room or perhaps a playroom. There is a good size kitchen to the rear of the ground floor. To the first floor, there are three good size bedrooms, the family bathroom and a separate WC. Externally To the front, the property is set back from the road by a generous front garden, with mature shrubs and plants to the borders and hedgerow wrapping around the lawn. There is a large, block paved driveway to the side, which provides ample off-road parking for multiple cars and leads to the rear of the property. Externally, to the rear of the property, there is hardstanding, with the previous garage walls offering excellent potential to put another garage in place. The substantial rear garden has an elevated patio to the rear of the house, a central lawn with mature shrubs and plants to the borders, and a pathway down to a second garden, along the rear, which is bordered by high trees, with two useful storage sheds.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, with frosted patterned glass. The spacious entrance hall has useful under stairs storage and a radiator. Provides access into two reception rooms, the kitchen and there are stairs to the first floor.



### Lounge

The light and airy lounge has a uPVC double glazed window which overlooks the front of the property, with a radiator below. There is decorative coving, wall mounted lights and a gas fire, mounted on the cladding to the chimney breast.

### Kitchen

The galley style kitchen has a range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs. A composite sink and drainer unit with mixer tap is set beneath a uPVC double glazed window which overlooks the rear garden, with plumbing for a washing machine below. The kitchen has space for a freestanding oven, a useful, built-in pantry, a radiator and a uPVC double glazed door with frosted glass.



### Sitting/dining room

A versatile second reception room, with a uPVC double glazed bay window, which floods the room with natural light. There is an open fireplace, set into a tiled hearth, with wooden mantle, decorative coving, a radiator and a second, uPVC double glazed window overlooking the side of the property.

### First-floor landing

The first floor landing has a radiator, a uPVC double glazed window on the half landing, and provides access into three bedrooms, the family bathroom and the separate WC, with loft access.

### Bedroom one

A good size double bedroom, with a uPVC double glazed window which overlooks the front of the property, with a radiator below.

### Bedroom two

A second good size, light and airy double bedroom, with a uPVC double glazed window which overlooks the front garden, with a radiator below.



### **Bedroom three**

A generously sized third bedroom, with a uPVC double glazed window which overlooks the large rear garden.

### **Bathroom**

The family bathroom has a large, built-in cupboard, housing the water tank, with internal shelving, a bath with ornate mixer tap, with handheld shower attachment and a pedestal sink. The bathroom has fully tiled walls, a radiator and a uPVC double glazed window which overlooks the rear garden.

### **Separate WC**

A useful, separate WC with toilet, fully tiled walls, and a uPVC double glazed window.

### **Externally**

To the front, the property is set back from the road by a generous front garden, with mature shrubs and plants to the borders and hedgerow wrapping around the lawn. There is a large, block paved driveway to the side, which provides ample off-road parking for multiple cars and leads to the rear of the property. To the rear of the property, there is hardstanding, with the previous garage walls offering excellent potential to put another garage in place. The substantial rear garden has an elevated patio to the rear of the house, a central lawn with mature shrubs and plants to the borders, and a pathway down to a second garden, along the rear, which is bordered by high trees, with two useful storage sheds.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC TBC**



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## MORTGAGES

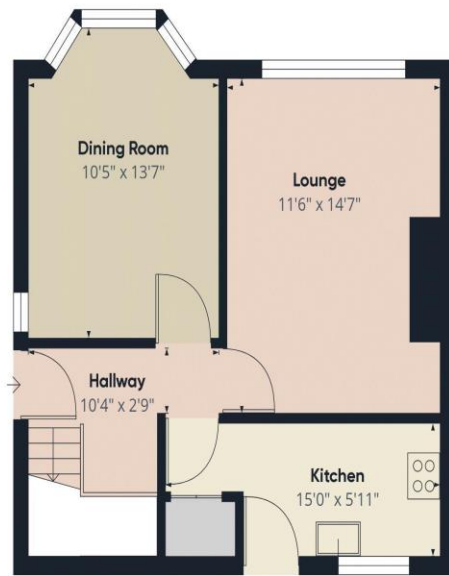
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## NOTE

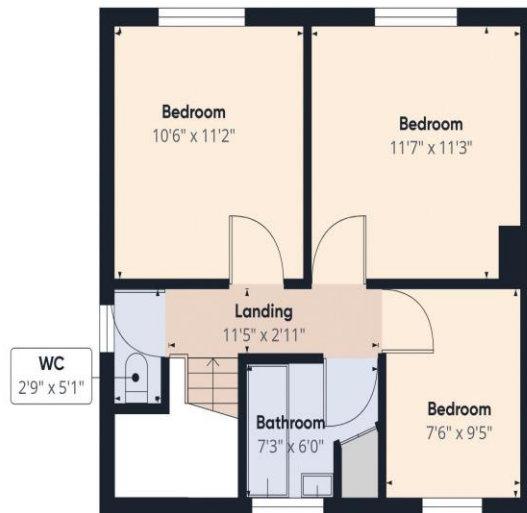
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
867.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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