



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Asking Price £635,000
Freehold



WHAT A PLOT! A four bedroom detached house with bags of potential to extend due to its well proportioned corner plot gardens, and the added advantage of solar panels. The property is offered with no forward chain and benefits from being redecorated, oak doors and re-carpeted throughout. This home currently comprises entrance hallway, large Lounge/Dining room, conservatory, Brand new re-fitted modern kitchen, large utility room, downstairs cloakroom and double ground floor bedroom with wardrobes. The first floor offers three well proportioned bedrooms and family bathroom. Outside there is driveway parking for three cars leading to the attached garden and corner plot rear garden offering potential for a double storey extension (subject to planning). View early as Croftlands Avenue is a much requested but rarely available location convenient to village, schools and of course the beach. Call Chambers today 01329 665700.

Front Door
Into:

Porch
Meter cupboard, Window to side elevation, further door into:

Entrance Hall
Textured ceiling, radiator, re-carpeted, stairs to first floor.

Cloakroom
WC, Extractor fan, vanity wash basin, window to side elevation.

Bedroom 4
15'6" x 7'11" (4.74 x 2.42)
Situated on the ground floor, PVCu double glazed window to front elevation, re-carpeted, mirrored sliding fitted wardrobe, radiator.

Lounge
26'0" x 12'4" (7.93 x 3.77)
Textured ceiling, re-carpeted, television point, PVCu double glazed windows to front and rear elevation, electric featured fire surround.

Kitchen
14'11" x 8'7" (4.55 x 2.63)
Skimmed ceiling, PVCu double glazed window to rear elevation, a beautifully fitted brand new modern range of wall and base/drawer units with work surfaces over inset 1 1/2 bowl sink with mixer tap, built in electric oven with induction hob, integrated dishwasher, space for fridge/freezer. Door open to:

Conservatory
20'6" x 6'3" (6.25 x 1.91)
Constructed under a polycarbonate roof, plumbing for washing machine and vent for tumble dryer, PVCu double glazed windows and door open to rear garden. Door to utility room:

Utility Room
11'9" x 7'8" (3.59 x 2.35)
Constructed under a polycarbonate roof, plumbing for washing machine, fitted units with worktop. Door to rear of garage.

Bedroom 1
15'7" x 12'5" (4.76 x 3.80)
Skimmed ceiling, PVCu double glazed window to front elevation, fitted cupboard, radiator, television point, re-carpeted,

Bedroom 2
12'3" x 11'3" (3.74 x 3.45)
Skimmed ceiling, PVCu double glazed window to rear elevation, re-carpeted, sliding fitted wardrobe, access to loft void.

Bedroom 3
12'1" x 8'4" (3.70 x 2.56)
Textured ceiling, PVCu double glazed window to front and rear elevation, re-carpeted.

Family Bathroom
6'9" x 5'11" (2.08 x 1.81)
PVCu double glazed window to rear elevation, suite comprising panel bath with electric shower over, wash hand basin, WC, heated towel rail, extractor fan.

Outside
Front
A driveway offering off-road parking for several cars leading to:

Garage
18'5" x 9'1" (5.63 x 2.77)
Electric roller door, power and light.

Rear Garden
Situated on a larger than average corner plot boosting plenty of potential to further extend both to rear or side elevation, or for further parking all subject to planning permission. The garden is fully enclosed and mainly laid to lawn with patio area, pond, greenhouse, shed, seating area, shrub borders.

Solar Panels
The property benefits from 2.75kw owned solar panels. Installed in 2013 - Apple Solar Energy

