



DESCRIPTION:

Situated in a quite cul de sac on the highly sought after Martello Bay development, this 1990's built three bedroom detached house is offered for sale with no onward chain and presented in immaculate order throughout. The property provides well balanced and versatile accommodation ideal for families, down sizers or those seeking a coastal home. Maintained to a high standard the house is ready for immediate occupation offering a turning key opportunity for prospective buyers. Perfectly located within walking distance of seafront and town centre, residents can enjoy easy access to local shops amenities and transport links and stunning coast line making this an excellent lifestyle choice. Homes in this peaceful yet convenient location are rarely available and early viewing is strongly recommended to fully appreciate both the condition and position of this attractive property.

DIRECTIONS:

SAT NAV POSTCODE: CO15 1XR

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * REFITTED SN SUITE SHOWER ROOM *
- * REFITTED FIRST FLOOR SHOWER ROOM * GAS HEATING * DOUBLE GLAZED THROUGHOUT *
- * G/F CLOAKROOM * 15'7 x 10'6 LOUNGE * 10'5 x 10'1 DINING ROOM *
- * 10'2 x 6' CONSERVATORY/SUN LOUNGE * 11'3 FITTED KITCHEN * UTILITY ROOM *
- * ATTACHED GARAGE * ESTABLISHED REAR GARDEN *
- * PARKING FOR TWO VEHICLES * NO ONWARD CHAIN * SOLE AGENTS *
- * WALKING DISTANCE OF SEAFRONT & TOWN CENTRE *

FIRST FLOOR: BEDROOM ONE: 10'7 (3.23m) x 8'9 (2.67m)

(plus door recess) Built in wardrobe with matching bedside cabinets, radiator, window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Shower cubicle, vanity hand wash basin, enclosed low level WC, fully tiled walls, heated towel rail, extractor fan. Window to side.

BEDROOM TWO: 9'2 (2.79m) x 8'10 (2.69m)

Built in wardrobe with matching bedside cabinets. Fitted dressing table to bay recess. Radiator, window to rear.

BEDROOM THREE: 7'0 (2.13m) x 6'9 (2.06m)

Built in wardrobe with cupboard above bed recess, radiator, window to front.

SHOWER ROOM:

Double width shower cubicle, vanity hand wash basin, enclosed low level WC, heated towel rail, fully tiled walls, extractor fan. Window to rear.

FIRST FLOOR LANDING:

Cupboard housing combi gas boiler, access to loft, window to side with fitted shutter blind, stair flight to ground floor.

ENTRANCE LOBBY:

Double glazed entrance door to entrance lobby. Further double glazed door to entrance hall.

ENTRANCE HALL:

Radiator, understairs storage cupboard, window to side with privacy shutter, door to ground floor cloakroom. Glazed double doors to lounge.

GROUND FLOOR CLOAKROOM:

Low level WC, hand wash basin, heated towel rail, fully tiled walls, tiled flooring. Window to front.

LOUNGE: 15'7 (4.75m) x 10'6 (3.20m)

(into bay recess) Radiator, bay window to front.

DINING ROOM: 10'5 (3.18m) x 10'1 (3.07m)

Radiator, sliding double glazed patio doors to conservatory. Archway leading through to kitchen.

KITCHEN: 11'3 (3.43m) x 7'2 (2.18m)

Well appointed with a range of white high gloss finished laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit and mixer tap. Cupboards under, eye level cupboards. Inset four ring gas hob, extractor hood above, further built in single oven with cupboard storage above and below. Integrated dish washer, electric skirting heater. Part tiled walls, window to rear. Open plan to utility room.

UTILITY ROOM: 7'3 (2.21m) x 5'4 (1.63m)

Range of matching white high gloss finish units, laminated work surfaces, part tiled walls, radiator. Double glazed door to outside.

CONSERVATORY: 10'2 (3.10m) x 6'0 (1.83m)

Radiator, brick finish to two walls. Vaulted panelled roof, glazed double doors and windows to rear garden.

OUTSIDE:

Stoned fronted garden with driveway to the left hand side of the property providing off road parking for two/three vehicles leading to further gravelled storage area and attached garage with electric roller shutter entrance door, power and light connected. Side gate access to the right hand side of the property leading to established lawned rear garden. Paved pathway and patio areas with mature hedgerows, outside lighting, outside tap. Storage shed to remain, the garden is enclosed by panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: TBA

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: No due to the property being vacant

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None





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