



A four bedroom DETACHED house situated in an elevated town centre position with stunning VIEWS over the town toward the Luscombe Estate and out to sea. The spacious and versatile accommodation affords; Entrance porch, hallway, lounge, dining room, sun room, kitchen/breakfast room, utility room, cloakroom, FOUR DOUBLE BEDROOMS and family bath room. Garage, landscaped gardens, sun terrace with VIEWS and ample off road parking for several vehicles. EPC - C

OIEO £500,000

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### **ENTRANCE PORCH**

Obscure double glazed doors with side aspect, double glazed main entrance doors to:

### **HALLWAY**

Solid oak flooring, telephone point, radiator, stairs to first floor, doors to:

### **LOUNGE**

**5.08m x 3.38m (16'8" x 11'1")**

Triple aspect room with double glazed windows to front and side aspects with views over the town, full height double glazed window to Sun Room, radiator, TV point, feature corner sited wood burner, wood framed French doors to:

### **DINING ROOM**

**5.03m x 3.53m (16'6" x 11'7")**

Radiator, coved ceiling and double glazed French doors to:

### **SUN ROOM**

**3.53m x 1.68m (11'7" x 5'6")**

Lovely relaxing room enjoying super views over the town and countryside towards the sea, obscure double glazed window to the side aspect, ceramic tiled floor, French glazed double doors to the Sun Terrace which offers 180 degrees views over the town, towards the sea and coastline and towards the ever changing Luscombe Estate countryside

### **KITCHEN/BREAKFAST ROOM**

**3.53m x 3.33m (11'7" x 10'11")**

Double glazed window to side aspect and further double glazed window to the rear aspect overlooking the garden. Fitted with a modern comprehensive range of cream fronted units to base and eye levels with a wood

effect work surface over, tiled splashback, inset one and a half bowl stainless steel sink unit with mixer tap, inset induction hob with stainless steel extractor over, built-in eye level double oven, space for American style fridge/freezer, space for dishwasher, breakfast bar, wood effect vinyl tiled flooring, coving and spot lights.

### **WC**

Obscure double glazed window to rear aspect. Fitted with a contemporary two piece white suite comprising concealed cistern WC, wall mounted wash hand basin with mixer tap and tiled splash back, part tiled walls, tiled flooring, radiator.

### **UTILITY ROOM**

**3.00m x 2.39m (9'10" x 7'10")**

Double glazed windows to rear and side aspects. Cream fronted base unit with rolled top work surface over and inset single drainer stainless steel sink unit with mixer tap, part tiled walls, radiator, under stairs louvred door storage cupboard concealing central heating boiler and hot water cylinder, space and plumbing for washing machine, understairs storage recess.

### **FIRST FLOOR LANDING**

Opaque double glazed window to side aspect, hatch to the loft space, airing cupboard, spot lights and doors to:

### **BEDROOM 1**

**5.50m x 3.38m (18'1" x 11'1")**

Dual aspect room with double glazed windows to front and side aspects with views over the town and towards the sea, radiator, walk-in wardrobe, TV point, telephone point.





#### **BEDROOM 2**

**3.56m x 2.94m (11'8" x 9'8")**

Double glazed window to front aspect with views over the town and the Luscombe Estate countryside, radiator, telephone point.

#### **BEDROOM 3**

**3.56m x 2.69m (11'8" x 8'10")**

Double glazed window overlooking the rear garden, radiator.

#### **BEDROOM 4**

**3.56m x 2.64m (11'8" x 8'8")**

Double glazed window to side aspect, radiator, telephone point.

#### **FAMILY BATH ROOM**

Fitted with a contemporary white suite comprising dual flush low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, bath with overhead rain shower and complimentary panelling to surround, range of base units with a rolled edge surface over, inset spot lights, tiled flooring. Double glazed window to rear aspect and heated towel rail.

#### **OUTSIDE**

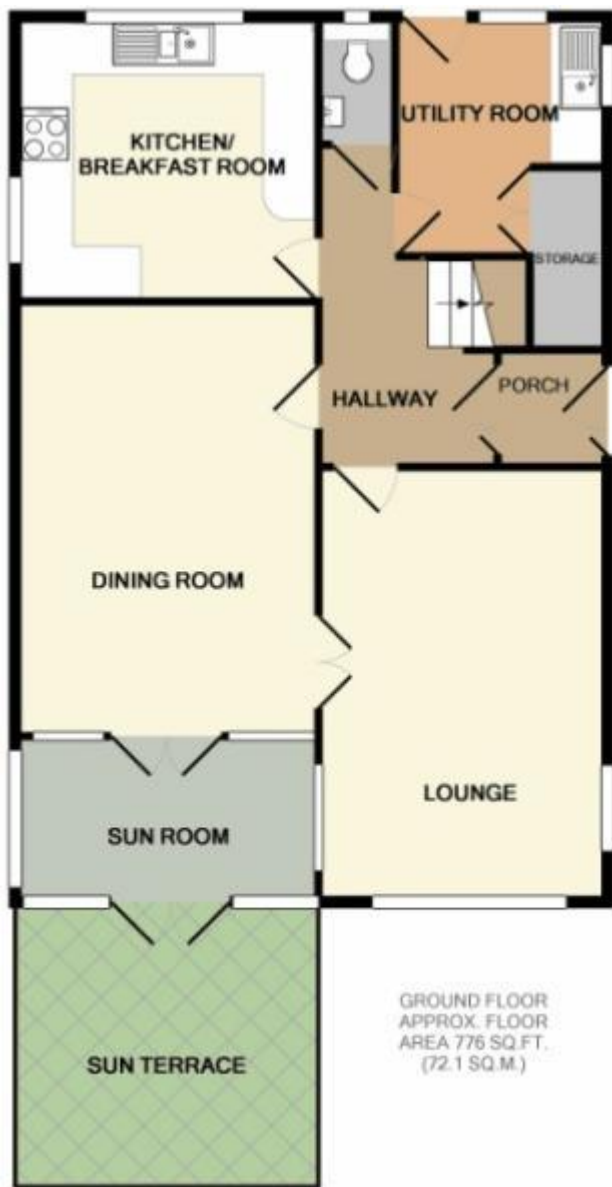
The property is accessed over a large driveway providing parking for up to 6 vehicles. The rear garden is approached through a wooden gate. Steps lead up to landscaped gardens with level lawn and raised shrub borders. There are an abundance of plants, trees and shrubs and a patio enjoying lovely views. Timber garden shed and greenhouse. Another seating area is provided by the Sun Terrace over the garage accessed from the Sun Room. This terrace has lovely views over the town towards the sea and the Luscombe Estate countryside.

#### **GARAGE**

**5.33m x 3.40m (17'6" x 11'2")**

Remote control roller door, power and light, access to useful under house storage, two obscure glazed windows and door to the side.





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