



ESTATE AGENTS

**9, Netherwood Close, Hastings, TN34 2RE**

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**Price £385,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this EXTENDED DETACHED FOUR BEDROOMED FAMILY HOME located on this incredibly sought-after road within St Leonards, close to popular schooling establishments and within easy reach of amenities.

Inside the property has been modified to create a greater level of living space than the average house on the road and comprises an entrance hall, lounge, DINING ROOM, good sized KITCHEN-BREAKFAST ROOM, downstairs wc and a STUDY/ SNUG, upstairs the landing provides access to FOUR GOOD SIZED BEDROOMS three of which have built in cupboards, and a family bathroom. Benefits include gas fired central heating, double glazing, a block paved drive providing OFF ROAD PARKING for two vehicles side-by-side, a ATTACHED GARAGE with up and over door and a LOW-MAINTENANCE ENCLOSED PRIVATE GARDEN which is level with a stone patio and area of artificially laid lawn.

The property offers well-proportioned accommodation throughout that must be viewed to fully appreciate the position and space on offer. Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, radiator, telephone point, down lights, personal door to garage, tile effect laminate flooring, door to:

#### **CLOAKROOM**

Double glazed window to rear aspect, hand basin with tiled splash back, low level wc, tile effect laminate flooring.

#### **LIVING ROOM**

15'1 x 12'1 (4.60m x 3.68m)

Double radiator, coving to ceiling, television point, double glazed bay window to front aspect, open plan to;

#### **DINING ROOM**

12' x 8'4 (3.66m x 2.54m)

Coving to ceiling, radiator, built in cupboard, wall mounted thermostat control for gas fired central heating, return door to entrance hall.

#### **KITCHEN/BREAKFAST ROOM**

17'5 max x 10'2 max (5.31m max x 3.10m max )

Modern and built with a range of matching eye and base level cupboards and drawers with complimentary working surfaces over, part tiled walls, space for electric cooker with extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, part tiled walls, tile effect laminate

flooring, breakfast bar, under stairs storage cupboard, double glazed door to side, double glazed windows and doors to rear overlooking and providing access onto the garden, return door to entrance hall.

#### **STUDY/ SNUG**

11'1 x 6'3 (3.38m x 1.91m)

Radiator, down lights, coving to ceiling, double glazed windows to rear aspect with views onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, double glazed window to side aspect, door to;

#### **BEDROOM ONE**

12'2 x 11' (3.71m x 3.35m)

Coving to ceiling, radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

11' x 10'4 (3.35m x 3.15m)

Radiator, built in cupboard, double glazed window to rear aspect.

#### **BEDROOM THREE**

9'10 x 9'2 (3.00m x 2.79m)

Coving to ceiling, radiator, double glazed window to front aspect.

#### **BEDROOM FOUR**

9'2 x 6'7 (2.79m x 2.01m)

Radiator, coving to ceiling, built in cupboards, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, electric shower over bath, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, tiled flooring, shaver point, down lights, double glazed obscured glass window to side aspect.

#### **FRONT GARDEN**

Block paved driveway providing off road parking for two vehicles side-by-side, lawned front garden.

#### **REAR GARDEN**

Private and enclosed fenced rear garden with a stone patio, section of artificial lawn. Offering an ample private space to sit out and entertain, gated side access to front.

Council Tax Band: D





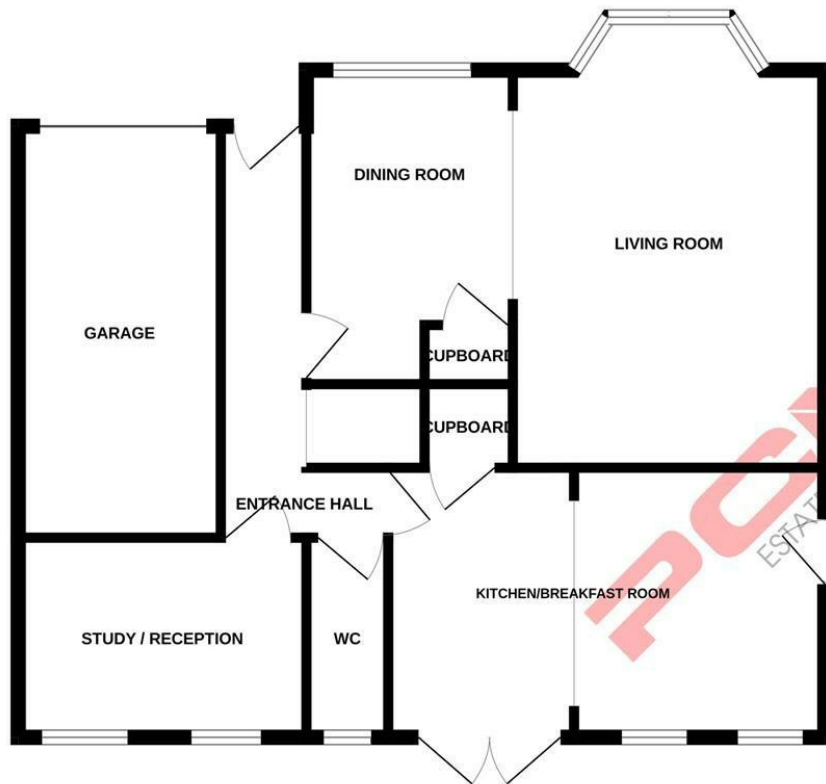




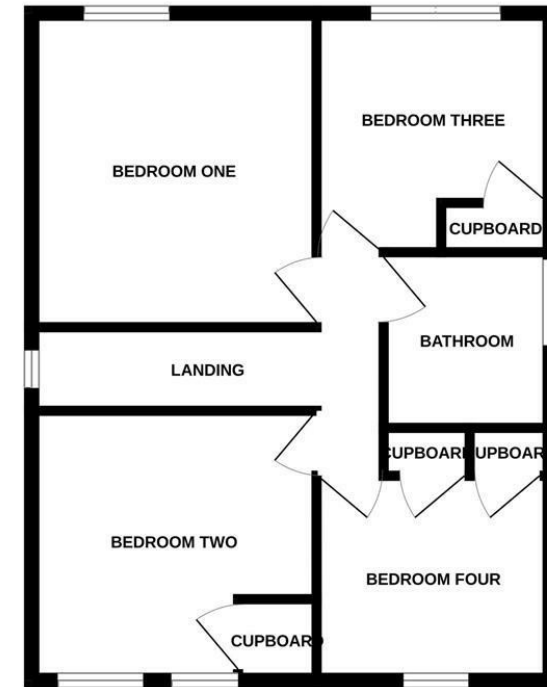




GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 70      | 78        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      | 62      | 70        |
| EU Directive 2002/91/EC                                         |         |           |

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.