



ESTATE AGENTS

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7AZ**

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**Offers In Excess Of £350,000**



A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED HOUSE located on a RARELY AVAILABLE and sought-after quiet cul-de-sac within St Leonards, located within easy reach of local schooling, making it an IDEAL FAMILY HOME.

Inside the accomodation is exceptionally well-presented and spacious throughout comprising an entrance hallway, LOUNGE being OPEN PLAN to the DINING ROOM with access to the garden, separate BESPOKE FITTED MODERN KITCHEN and DOWNSAIRS WC. To the first floor the property benefits from THREE GOOD SIZED DOUBLE BEDROOMS in addition to a SHOWER ROOM. Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN, whilst to the front there is a DRIVEWAY leading to a GARAGE.

Located in a sought-after and quiet cul-de-sac in St Leonards and is considered an IDEAL FAMILY HOME. Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accomodation, under stairs storage cupboards, radiator, wall mounted thermostat control, double glazed obscured window to front aspect.

#### **LOUNGE**

16'10 x 11'5 (5.13m x 3.48m)

Feature chimney breast with space for log burner, double glazed window to front aspect, radiator, open plan to:

#### **DINING ROOM**

11'5 x 7'8 (3.48m x 2.34m)

Double glazed sliding patio doors to rear aspect leading out to the garden, radiator.

#### **KITCHEN**

11'5 x 9'8 (3.48m x 2.95m)

Bespoke and modern comprising a range of eye and base level units with marble worksurfaces over, five point induction hob with extractor above, integrated oven and grill with microwave feature, space for American style fridge freezer, integrated washing machine, integrated dishwasher, inset sink with mixer tap, double glazed window to rear aspect, part glazed door to side aspect leading out to the garden.

#### **DOWNSTAIRS WC**

Dual flush wc, floating wash hand basin with storage below, double glazed obscured window to frnt aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, built in storage cupboard.

#### **BEDROOM**

13'1 x 11'5 (3.99m x 3.48m)

Built in wardrobe, radiator, double glazed window to front aspect.

#### **BEDROOM**

11'5 x 9'5 (3.48m x 2.87m)

Built in wardrobe, radiator, double glazed window to rear aspect enjoying a pleasant outlook over neighbouring woodland.

#### **BEDROOM**

9'10 x 8'5 (3.00m x 2.57m)

Double glazed window to rear aspect enjoying a pleasant outlook over neighbouring woodland, radiator.

#### **SHOWER ROOM**

Walk in shower, dual flush wc, wash hand basin, radiator, extractor fan, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Private and enclosed well-presented garden featuring a patio area abutting the property and offering ample space for outdoor seating and entertaining, side access to the front of the property. The rest of the garden is predominantly laid to lawn with a range of mature shrubs, plants and trees, storage shed.

#### **GARAGE**

Up and over door.

#### **OUTSIDE - FRONT**

Generous sized front garden, predominantly laid to lawn, hedged boundaries, pathway leading to front door, driveway providing off road parking and leading to:

Council Tax Band: D



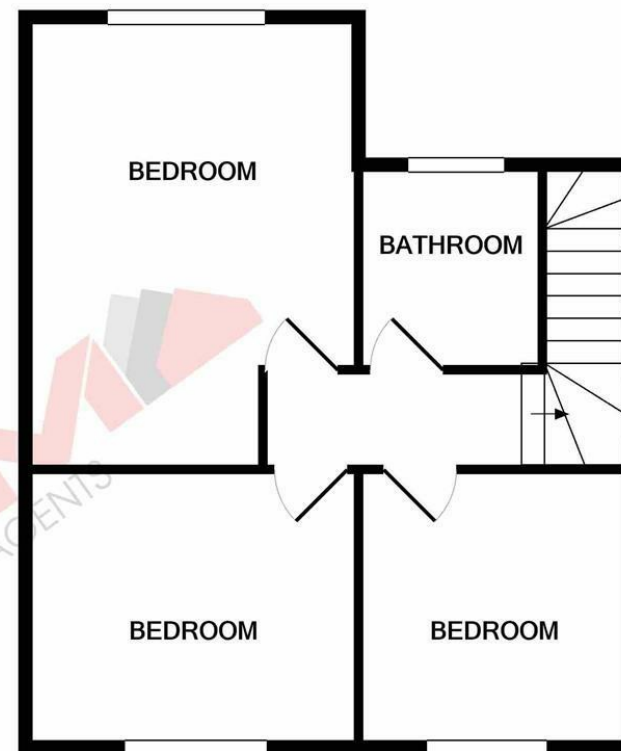
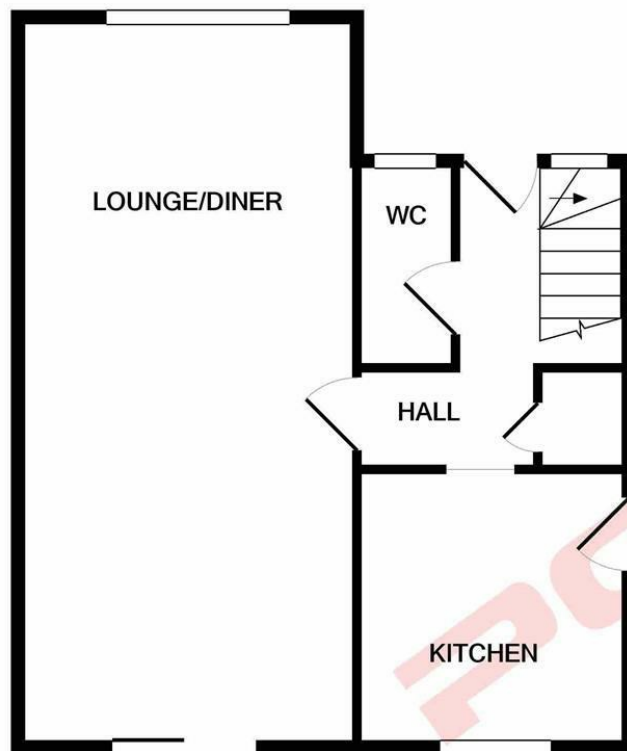




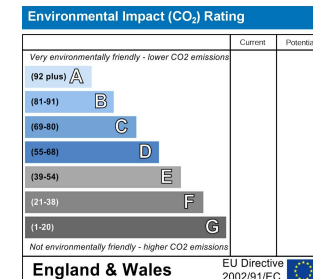
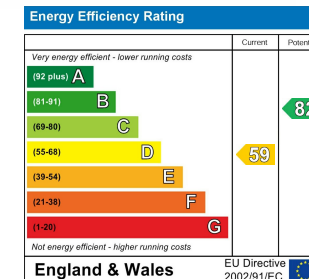








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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