

PCM
ESTATE AGENTS

53, Woodlands Way, Hastings, TN34 2FT

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £600,000

GUIDE PRICE £600,000 to £630,000
A RARE OPPORTUNITY has arisen to acquire this BEAUTIFULLY PRESENTED FIVE BEDROOM, THREE RECEPTION ROOM, THREE BATHROOM, DETACHED HOUSE with DOUBLE GARAGE. Located in this highly sought-after and RARELY AVAILABLE cul-de-sac, constructed by Award Winning Developers Millwood Designer Homes, approximately 7 years ago.

The property is exceptionally well-presented throughout and boasts spacious and versatile accommodation comprising a large entrance hallway, 24ft DUAL ASPECT LIVING ROOM, 20ft KITCHEN-BREAKFAST ROOM with separate UTILITY and BOOT ROOM leading out to the garden. The ground floor also provides a SEPARATE DINING ROOM, STUDY and a DOWNSTAIRS WC. To the first floor there are FIVE BEDROOMS, all of which are a good size, with the master boasting its own DRESSING ROOM and LUXURY EN SUITE, one of the other bedrooms also offers an EN SUITE SHOWER ROOM in addition to the main bathroom.

The property is located towards the end of a quiet cul-de-sac and externally offers a GENEROUS REAR GARDEN which is PRIVATE AND SECLUDED, with a patio area ideal for seating and entertaining, plus a LARGE STORAGE SHED/ WORKSHOP. To the front of the property there is a driveway providing OFF ROAD PARKING for multiple vehicles leading to a DOUBLE GARAGE.

If you are looking for a spacious MODERN DETACHED HOUSE in a sought-after location, look no further than this STUNNING example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALLWAY
Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, cloaks cupboard, wall mounted security alarm panel, double doors leading to:

LOUNGE
24'2 max x 12'10 (7.37m max x 3.91m)
Spacious dual aspect room with double glazed French doors to rear aspect enjoying a pleasant outlook and leading out to the garden, double glazed windows to front aspect, two radiators, television and telephone points.

KITCHEN-BREAKFAST ROOM
20'5 x 11'4 (6.22m x 3.45m)
Comprising a range of eye and base level units with worksurfaces over, island with breakfast bar and additional storage, five ring gas hob with extractor above, integrated oven and grill, integrated fridge fridge freezer, integrated dishwasher, stainless steel inset sink with mixer tap, space for wine cooler, ample space for breakfast table and chairs, double glazed windows to front and rear aspects, tiled flooring and radiator.

UTILITY ROOM
6'1 x 5' (1.85m x 1.52m)
Comprising further eye and base level units with worksurfaces, wall mounted gas fired boiler, space and plumbing for washing machine, space for tumble dryer, tiled flooring, double glazed window to side aspect.

DINING ROOM
14'6 max x 12'10 (4.42m max x 3.91m)
Double glazed French doors and windows to rear aspect enjoying a pleasant outlook and leading towards the garden, radiator.

STUDY
8'8 x 7'11 (2.64m x 2.41m)
Double glazed window to rear aspect, radiator.

DOWNSTAIRS WC
Dual flush wc, floating wash hand basin with storage below, part tiled walls, tiled flooring, radiator, extractor fan, double glazed obscured window to side aspect.

BOOT ROOM
6'4 x 5'7 (1.93m x 1.70m)
Accessed from the kitchen and providing access to the garden. This is a temporary timber structure, considered ideal for further storage space.

FIRST FLOOR LANDING
Loft hatch, airing cupboard, double glazed window to front aspect, radiator.

MASTER BEDROOM
17'3 x 15'1 (5.26m x 4.60m)
Air conditioning unit, double glazed window to front aspect, radiator, open plan to:

DRESSING ROOM
10'4 x 4'7 (3.15m x 1.40m)
Featuring a range of built in wardrobes with sliding mirrored doors, radiator.

EN SUITE
10'5 x 6' (3.18m x 1.83m)
Luxury room comprising a walk-in double shower, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, tiled flooring, shaver point, extractor fan, double glazed obscured window to rear aspect.

BEDROOM
13'5 x 10'6 max (4.09m x 3.20m max)
Built in wardrobes with sliding mirrored doors, air conditioning unit, double glazed window to front aspect. radiator.

BEDROOM
12'9 x 11' (3.89m x 3.35m)
Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator.

BEDROOM
12' x 7'11 (3.66m x 2.41m)
Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator.

BEDROOM
12'11 x 10'9 (3.94m x 3.28m)
Built in wardrobes, double glazed window to rear aspect overlooking the garden, radiator, door to:

EN SUITE SHOWER ROOM
Walk in double shower, dual flush wc, floating wash hand basin, shaver point, chrome ladder style radiator, part tiled walls, tiled flooring, double glazed obscured window to side aspect and extractor fan.

BATHROOM
Panelled bath with mixer tap and shower attachment, shower screen, floating wash hand basin with storage below, dual flush wc, part tiled walls, tiled flooring, chrome ladder style radiator, shaver point, extractor fan, double glazed obscured window to rear aspect.

REAR GARDEN
Beautifully presented, private and secluded garden being predominantly level and family friendly. The garden is mainly laid to lawn and features a range of mature shrubs, plants and trees. There is a large patio area accessed from the lounge, dining room and kitchen, exterior lighting, exterior power point, water tap, large storage shed/ summer house, enclosed fenced and walled boundaries and side access to the front of the property.

DOUBLE GARAGE
20'6 x 16'3 (6.25m x 4.95m)
Up and over electric door, power, lighting, personal door to rear aspect.

Council Tax Band: F



















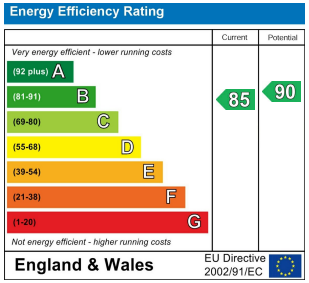


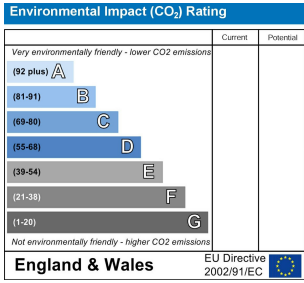






GROSS INTERNAL AREA
TOTAL: 217 m²/2,333 sq ft
FLOOR 1: 100 m²/1,075 sq ft, FLOOR 2: 117 m²/1,258 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.