



4, Netherwood Close, Hastings, TN34 2RE

Web: www.pcimestateagents.co.uk
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Offers In Excess Of £400,000

A beautifully presented FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED HOUSE located in a sought-after and quiet cul-de-sac towards the northern outskirts of Hastings. Located within easy reach of the Conquest Hospital and local schooling, making it an IDEAL FAMILY HOME.

Inside, the accommodation is exceptionally well-presented and deceptively spacious throughout comprising a generous entrance hallway, LOUNGE with MEDIA WALL, 16ft MODERN KITCHEN-DINER leading out to the garden, an additional 17ft RECEPTION ROOM considered ideal for playroom/ home office, UTILITY ROOM and a DOWNSTAIRS WC. To the first floor there are FOUR GOOD SIZED BEDROOMS in addition to a LUXURY BATHROOM SUITE. Externally the property enjoys a PRIVATE FAMILY FRIENDLY REAR GARDEN being predominantly level, whilst to the front there is a driveway providing OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

Located within a sought-after and quiet cul-de-sac in Hastings, within easy reach of local schooling establishments, whilst also providing easy access onto the A21.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Ample built in storage cupboards, double glazed door to rear aspect providing access onto the garden, door leading to:

KITCHEN-DINER

16'11 x 9'6 (5.16m x 2.90m)

Beautifully presented & modern comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, integrated fridge, integrated dishwasher, inset sink with mixer tap, space and plumbing for washing machine, two double glazed windows to rear aspect, dining area offering ample space for dining table and chairs, radiator, built in under stairs storage cupboard, double glazed French doors to rear aspect leading out to the garden, door to:

LOUNGE

15' x 12' (4.57m x 3.66m)

Feature media wall with electric fireplace, double glazed window to front aspect with shutter blinds, radiator, door to:

RECEPTION ROOM

17'2 x 7'9 (5.23m x 2.36m)

Double glazed window to front aspect, radiator. Ideal for use as an additional sitting room, playroom or home office.

INNER HALLWAY

Double glazed window to rear aspect, radiator.

WC

Dual flush wc, wash hand basin, radiator, matching wall and floor tiled, double glazed obscured window to side aspect.

UTILITY ROOM/AREA

Space for tumble dryer, door leading to integral garage.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

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

Double glazed window to front aspect, radiator.

BEDROOM

11'1 x 9'7 (3.38m x 2.92m)

Double glazed window to rear aspect, radiator.

BEDROOM

8'11 x 8'11 (2.72m x 2.72m)

Double glazed window to front aspect, built in storage cupboard, radiator.

BEDROOM

8'11 x 8'9 (2.72m x 2.67m)

Double glazed window to rear aspect, radiator.

BATHROOM

6'8 x 5'7 (2.03m x 1.70m)

Luxury suite comprising a P shaped panelled bath with mixer tap and shower attachment, additional rainfall style shower attachment above, floating wash hand basin with storage below, dual flush wc, matching wall and floor tiles, ladder style radiator, double glazed obscured window to side aspect.

REAR GARDEN

The property enjoys a private and enclosed family friendly garden featuring a patio area abutting the property offering ample space for seating and entertaining. The rest of the garden is predominantly laid to lawn with enclosed fenced and walled boundaries.

INTEGRAL GARAGE

14'2 x 7'7 (4.32m x 2.31m)

Electric roller door, power and lighting.

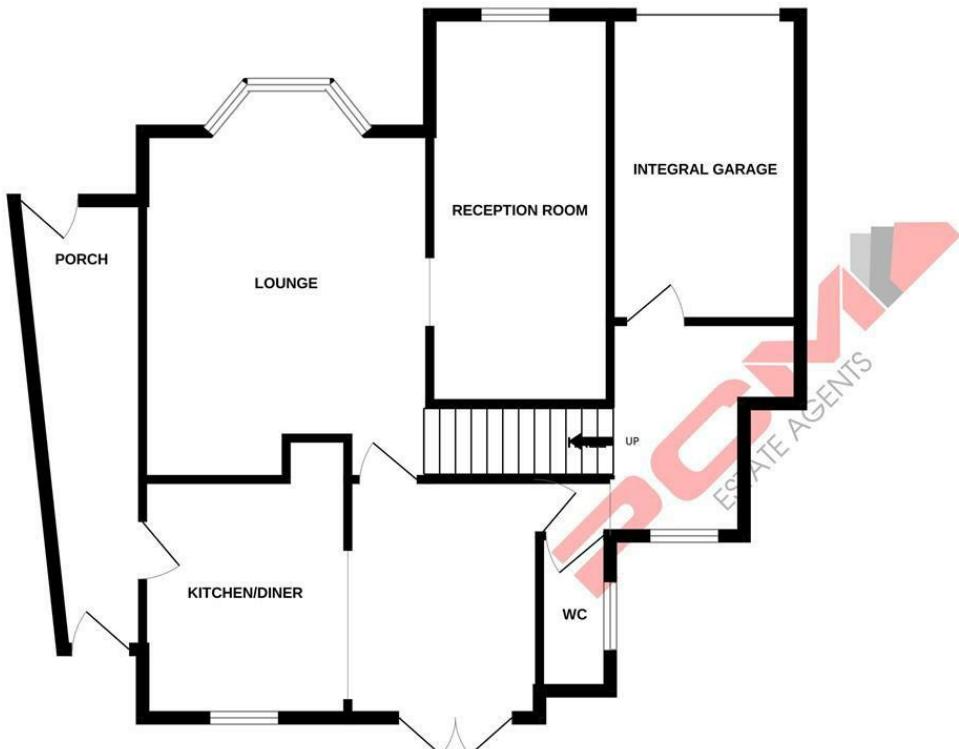
OUTSIDE - FRONT

Driveway providing off road parking for a number of vehicles.

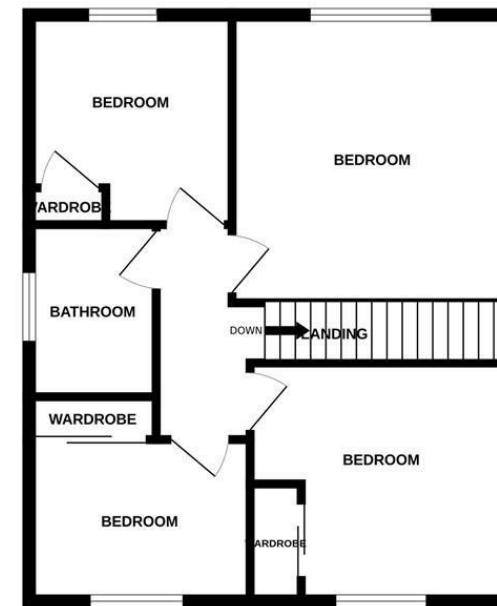
Council Tax Band: D



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		44
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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