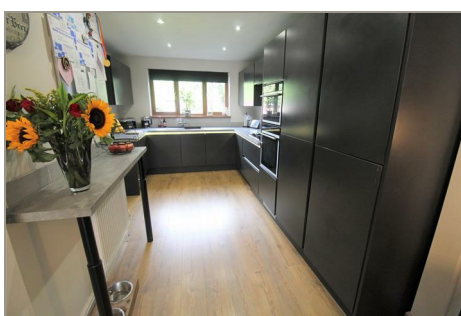
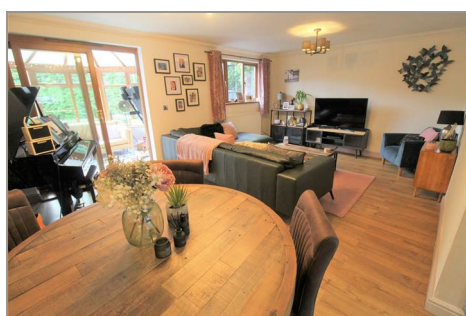




Sandy Cove Sandy Lane

Brown Edge, ST6 8QJ

You're the one that I want! You are the one I want, ooh ooh ooh! Forget SANDY and Danny, you will be blown away by this beautiful detached house on SANDY Lane! Immaculately presented throughout this home has plenty on offer to get them chills multiplying!!! Boasting open plan living on the ground floor, with a modern fitted kitchen, spacious lounge/diner and conservatory. To the first floor there are three double bedrooms, one with en-suite and the main family bathroom. Finally, to the second floor there is the master bedroom complete with en-suite. Externally there is allocated parking to the front, three spaces in total and the rear garden is landscaped and fully enclosed. So, you better shape up! Cause this home needs a new owner and once you have seen it you will without doubt be singing it's the one you want!!!! Call today on 01782 789369 to book a viewing.

Offers in excess of £299,950

Sandy Cove Sandy Lane

Brown Edge, ST6 8QJ



- LARGE DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/DINING AREA
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES AND FAMILY BATHROOM
- PRIVATE CUL DE SAC LOCATION
- SOUGHT AFTER AREA, LOCAL TO CATCHMENT SCHOOLS
- OFF ROAD PARKING FOR THREE CARS
- GROUND FLOOR WC
- LANDSCAPED REAR GARDEN

GROUND FLOOR

Entrance Hall

12'0" x 9'1" (3.68 x 2.79)

Double glazed door to the front aspect. Radiator and door housing storage cupboard. Stairs to the first floor.

Cloakroom

5'10" x 3'6" (1.80 x 1.07)

Double glazed window to the front aspect. low level WC and vanity wash hand basin. radiator and tiled flooring.

Lounge/ Dining Room

19'4" x 13'3" (5.91 x 4.05)

Double glazed window to the rear aspect and double glazed patio doors leading to the conservatory. Radiator and television point. Laminate flooring.

Kitchen

14'0" x 9'8" (4.27 x 2.96)

Double glazed window to the front aspect. A modern fitted kitchen with a range of wall and base units, composite sink unit and drainer. Work surfaces and partly tiled walls. Integrated appliance include fridge/freezer, wine fridge, washer/dryer, dishwasher and microwave. Electric over and gas hob with cookerhood. Cupboard houses boiler. ceiling spotlights and under unit lighting. Radiator and laminate flooring.

Conservatory

11'6" x 9'3" (3.52 x 2.83)

A UPVC conservatory with double glazed window to the rear and side aspect coupled with a double glazed door leading

to the rear garden. Electric heater, light and vinyl tiles.

FIRST FLOOR

Landing

9'6" x 9'2" (2.90 x 2.81)

Gallery landing with stairs from ground floor. Stairs leading to second floor.

Bedroom One

13'1" x 9'11" (3.99 x 3.03)

Double glazed window to the rear aspect. Radiator, ceiling spotlights and television point.

En Suite

9'11" x 2'10" (3.03 x 0.88)

Double glazed window to the side aspect. Compromising a low level WC, wash hand basin and shower cubicle. Extractor fan, ceiling spotlights and lined flooring. Vertical towel rail.

Bedroom Two

10'10" x 9'11" (3.32 x 3.03)

Double glazed window to the front aspect. Television point, ceiling spotlights and radiator.

Bedroom Three

13'4" x 9'1" (4.07 x 2.78)

Double glazed window to the rear aspect. Television point, radiator and ceiling spotlights.

Bathroom

9'1" x 5'10" (2.78 x 1.79)

Double glazed window to the front aspect. A contemporary bathroom suite compromising of a low level WC, Vanity

wash hand basin with mixer tap and free standing bath, extractor fan, vertical towel rail, ceiling spotlights and lined flooring.

SECOND FLOOR

Landing

8'9" x 5'8" (2.69 x 1.74)

Double glazed window to the side aspect.

Bedroom Four

13'1" x 12'11" (4.00 x 3.96)

Two double glazed skylights. Radiator, two storage cupboards, telephone point and loft access.

En Suite

6'10" x 5'10" (2.10 x 1.79)

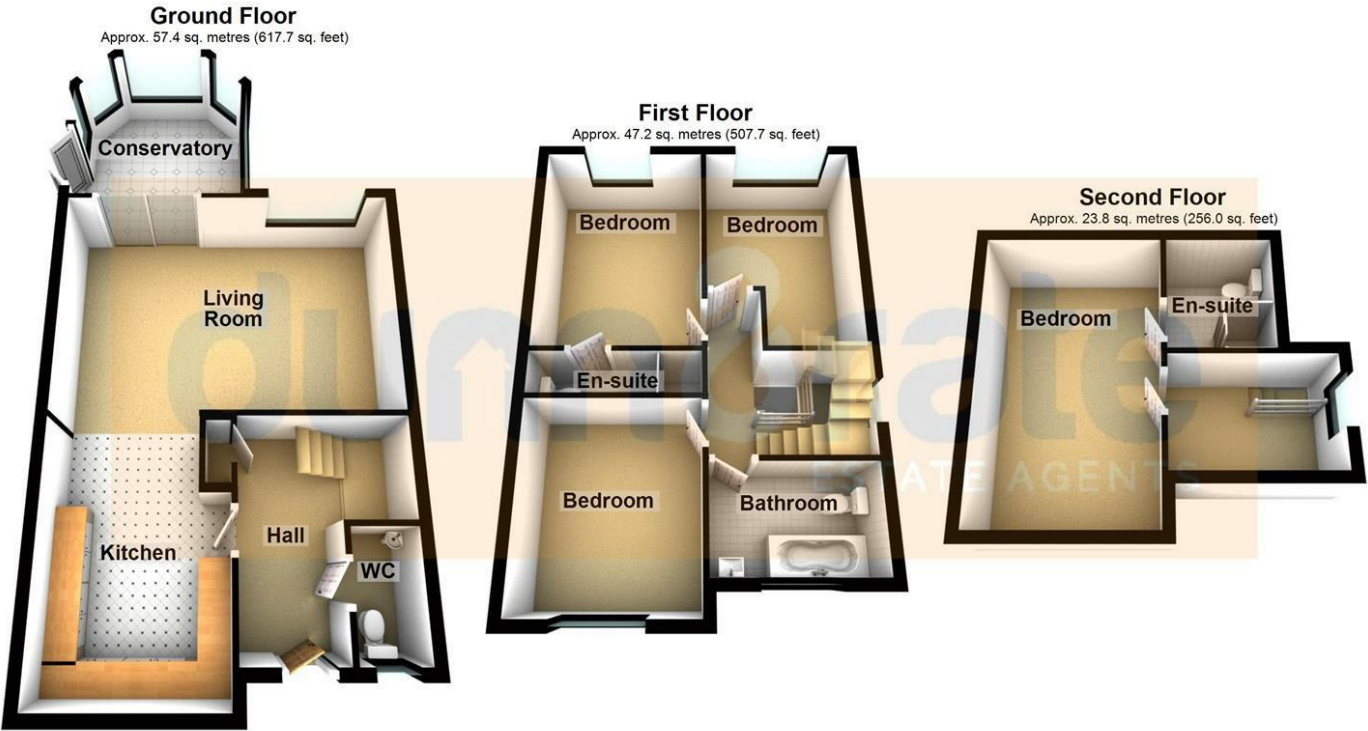
Double glazed skylight. Low level WC and vanity wash hand basin and shower cubicle. Vertical towel rail and extractor fan. Lined flooring.

EXTERIOR

To the front of the property there are three allocated parking spaces with lawned area and pathway leading to the front entrance. To the rear the garden is landscaped with a paved patio area and artificial grass. The rear is completely enclosed.



Floor Plan



Total area: approx. 128.3 sq. metres (1381.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

