



GREBE CLOSE, OFFERS IN THE REGION OF £650,000, FREEHOLD

A well-presented three-bedroom bungalow offering contemporary accommodation throughout. Featuring a stylish kitchen with breakfast bar, a generous sitting room with side access to the southerly rear garden, two double bedrooms with fitted storage and a third bedroom easily converted to a study, all complemented by a modern family shower room. Offering a single garage with power and lighting and a long driveway providing off-street parking for a number of cars. The property is situated in an ideal position, walking distance betwixt the village centre all its amenities and the seafront, with a direct pathway to Sturt Pond 10.9-hectare nature reserve.

Winkworth



DESCRIPTION

Entrance:

A private covered entrance porch with tiled flooring, dual aspect with double glazed windows to the front and side. An obscure double glazed part wooden door, giving access into the:

Entrance Hallway:

A single radiator, wooden flooring. Door to coat cupboard with electric fuse box, ceiling light point, power point. Door giving access to the:

Kitchen:

Double glazed window to the front and side and an obscure double glazed side door, giving access to the rear garden. Work surface in part to four walls, additional breakfast bar with matching cupboards below, a range of base and drawer units and matching wall mounted units over. 1 1/2 bowl stainless steel sink with mono taps over in set to the work surface with space and plumbing for washing machine below, integrated dishwasher, space for fridge freezer, De Longhi fitted oven, four ring gas hob with extractor fan over, wall mounted ladder style radiator, tiled flooring, two ceiling light points, power points.

Dining/Sitting Room:

Single glazed window to the side, double glazed door to the side, giving access onto the rear garden, wooden flooring, two ceiling light points, two double radiators, television and aerial points, power points.

Landing:

Loft hatch access housing the British Gas 330 boiler pressure system door to cupboard housing the hot water tank, with storage and shelving, ceiling light point, power point.

Principal/Bedroom One:

Double glazed window to the rear, fitted double wardrobes, double radiator and ceiling light point, power points.

Bedroom Two:

Double glazed window to the rear, fitted double wardrobes, single radiator, ceiling light point, power points.

Bedroom Three/Study:

Double glazed window to the side, fitted single wardrobe, single radiator, single light point, power points.

Family Bathroom:

Obscure double glazed window to the side, low level WC with wash hand basin, walk in double shower, tiling in part to three walls, tiled flooring, wall mounted ladder style radiator, two ceiling light points.

Outside:

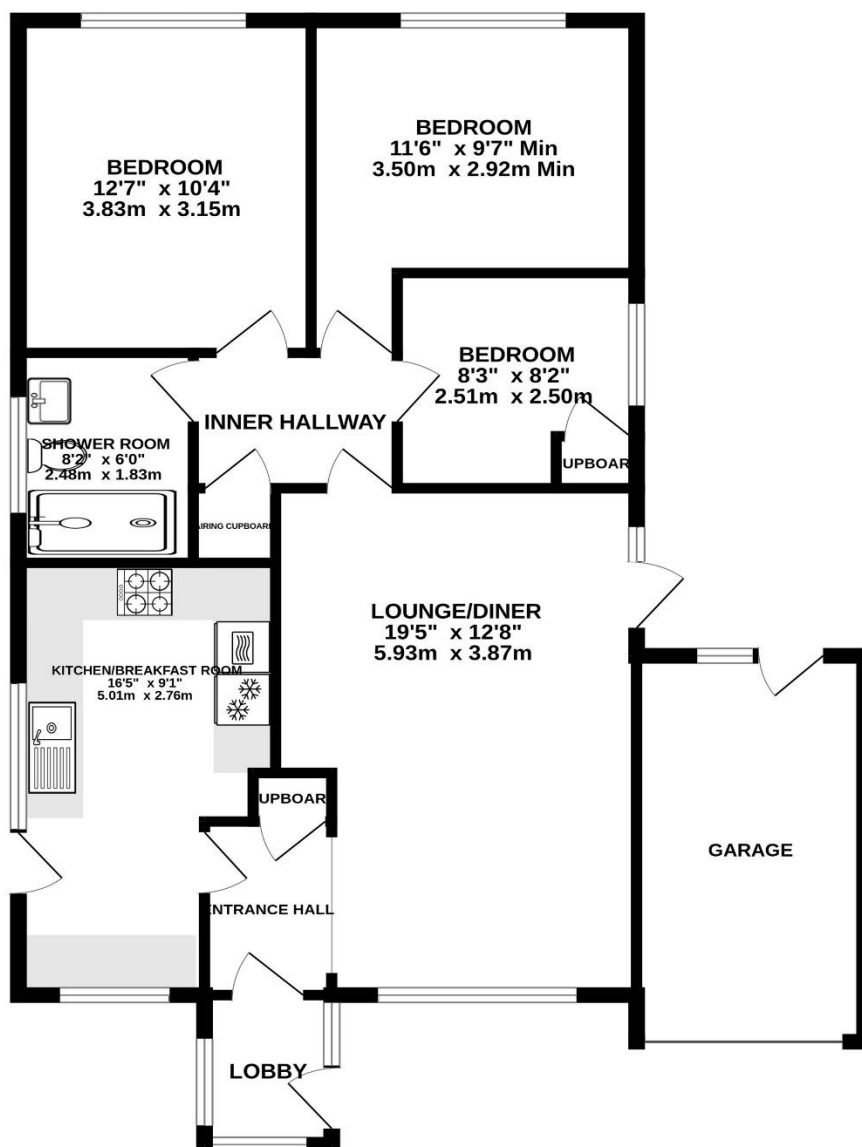
The property is access via a long patio single drive, providing off-road parking for a number of vehicles. Single garage with power and lighting, further access along the side to the rear garden.

Rear Garden:

Enclosed to both sides by timber fencing, laid mainly to lawn and partially to patio, surrounded by earth dug borders containing an array of mature shrubs and bushes. Sun room with the potential for outside accommodation, further shed unit, space for greenhouse.



GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS220103

Council Tax Band: E

What3Words: companies.wicket.swam

Heating: British Gas 330 Pressure Boiler

Water Supplier: TBC

Broadband: For supplier and speed we refer to Offcom.

Coastal Erosion Management in your Area-Gov.uk

Shown were correct at the time of printing.

Winkworth

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