



## GLEBE FIELDS, OFFERS IRO £630,000 FREEHOLD

Tucked away in a peaceful area of Milford on Sea village, this attractive detached four-bedroom home (principal with ensuite) offers low-maintenance front and rear gardens. The property features a spacious sitting room with Georgian style bay window, a separate dining room leading into a sun room that gives access to the rear paved garden and the benefit of a tandem garage. Walking distance to the village and all its amenities.

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#### **DESCRIPTION:**

##### **Entrance Hall:**

Central heating radiator, ceiling light, door to:

##### **Sitting Room:**

UPVC double glazed bay window to the front, fireplace with surround and hearth, TV point, central heating radiators, wall lights, two storage cupboards (one housing Worcester gas boiler). Double doors to:

##### **Dining Room:**

Double glazed sliding patio doors to conservatory, ceiling light, central heating radiator.

##### **Sun Room:**

UPVC double glazed windows and door to rear garden, power points.

##### **Kitchen:**

Single drainer sink in set to the work surface with base and wall units, integrated double oven, four-ring gas hob with extractor, plumbing for dishwasher and washing machine, space for tall fridge/freezer, ceiling light, central heating radiator, UPVC window and door to rear garden.

##### **Cloakroom:**

Comprising of a low level WC, wash hand basin, central heating radiator, ceiling light, window.

##### **First Floor Landing:**

Access to roof space, central heating radiator, coats cupboard, double linen cupboard.

##### **Principal Bedroom:**

UPVC window, central heating radiator, ceiling and wall lights, built-in wardrobe. Door to:

##### **Ensuite Shower Room:**

Walk in shower, suite comprising of a low level WC, wash hand basin, shaver point, ceiling light, obscure UPVC window, central heating radiator.

##### **Bedroom Two:**

UPVC window, central heating radiator, ceiling light, built-in wardrobe.

##### **Bedroom Three:**

UPVC window, central heating radiator, ceiling light, built-in wardrobe.

##### **Bedroom Four:**

UPVC window, central heating radiator, ceiling light.

##### **Family Bathroom:**

Bath, low level WC, wash hand basin, shaver point, ceiling light, extractor, central heating radiator.

##### **Rear Garden:**

Rear garden with paved surface, shrub and flower borders, fenced and walled boundaries, side access.

##### **Outside:**

Front garden with lawn, shrub and flower borders, paved path to front door and side gate. Tarmac driveway to garage.

##### **Tandem Garage:**

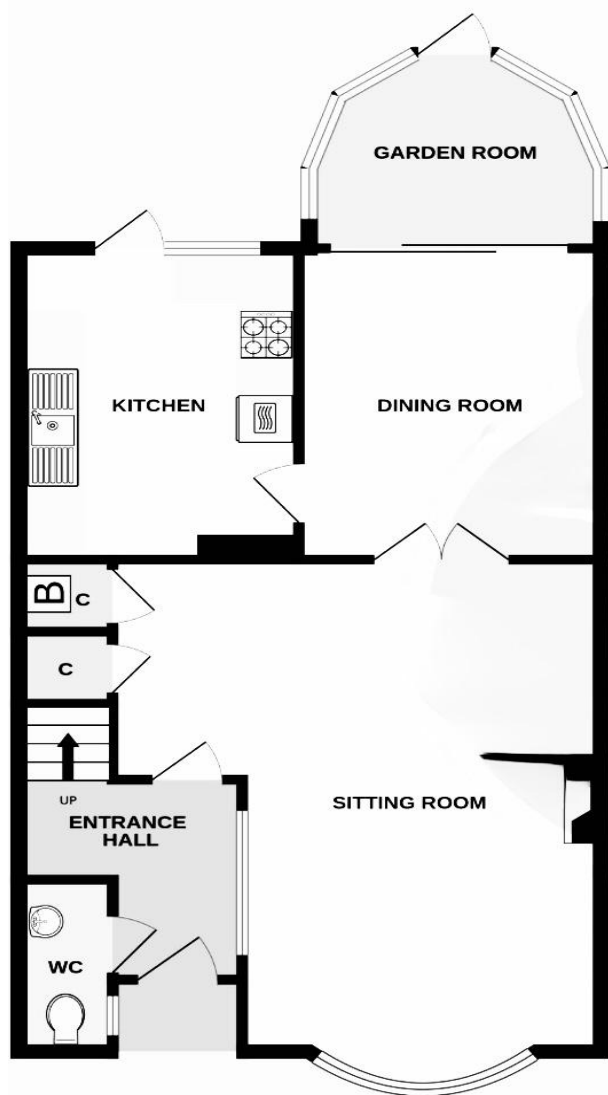
Electric up and over door, power, lighting, window, personal door to garden.



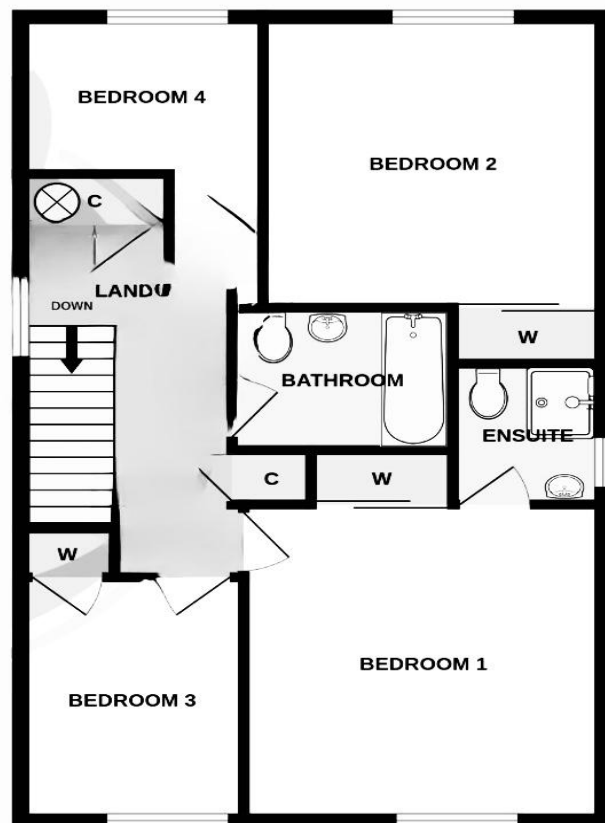




GROUND FLOOR  
67.6 sq.m. (727 sq.ft.) approx.



1ST FLOOR  
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA : 128.6 sq.m. (1384 sq.ft.) approx.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS230063

Tenure: Freehold

Council Tax Band: F

Heating: Worcester Gas Boiler

What3words: registers.boarded.less

Broadband: For supplier and speed we refer to Offcom.

All figures that are shown were correct at the time of printing.

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