



WAYSIDE CLOSE, MILFORD ON SEA
£1,000,000 FREEHOLD

Winkworth



Set in an exclusive location close to The Village Centre. This home has great social space and versatile accommodation. The characteristic apex first floor window offers great sunsets.

Covered entrance porch with patio steps and outside courtesy light and obscure double glazed front door with matching side screens provides access to:

Entrance Hallway

Stairs to the first floor landing and accommodation with a single door under stairs storage cupboard, further single door built-in storage cupboard with wall mounted Glow-worm gas heating and hot water boiler. Single radiator.

Doors off to all ground floor accommodation including double doors to the:

Sitting Room

A dual aspect room with double glazed windows to the front and further double glazed double opening French style doors which give access out onto the rear sun lounge. Open fire with marble hearth with two double radiators, wall light points, television aerial points and further double doors which give access to the well fitted kitchen breakfast room.

Kitchen/Breakfast Room

Double glazed window to the rear. Work surface in part to four walls with a range of base and drawer units below and further wall mounted units over. One-and-a-half bowl sink and drainer inset to the work surface with mono tap above. Four ring Neff hob with extractor fan and light above and matching larder style unit incorporating Neff electric double oven. Integrally fitted fridge freezer and further integrally fitted wine store. Ceramic tiled flooring. A further matching integral fridge freezer (giving the room its second fridge freezer unit) and integrally fitted dishwasher. Power points.

Sun Lounge/ Dining Room

A plastered archway provides access to the rear sun lounge/dining room with an 'orangery style' pitched triple glazed roof with further double glazed doors and windows to both side and rear of the property with two sets of double opening doors giving access out onto the rear garden and patio area. Underfloor heating throughout.

Ground Floor Bedroom

A double bedroom with double glazed window to the front, a single radiator and door to the en-suite shower room.



En-suite Shower Room

Obscure double glazed window to the side with a matching suite comprising low-level WC, vanity wash hand basin with mono tap over and fitted double drawers below. A walk-in shower cubicle with wall mounted shower. Ladder style radiator. Ceramic tiled flooring with further tiling to all visible wall space.

Ground Floor Cloakroom

Obscure double glazed window to the side with a matching suite comprising low-level WC, vanity wash hand basin with mono tap over and fitted drawer below. Ceramic tiled flooring and a wall mounted ladder style radiator.

Dog leg stairs from the entrance hallway provide access to the bright and galleried first floor landing.

First Floor Landing

Ceiling light points with a double glazed Velux window to the front and inset loft hatch giving access to the roof space and storage area. Single radiator near to a range of fitted storage cupboards including a double door built-in storage cupboard with adjacent further storage.

Bedroom One

A double glazed window to the front with a single radiator and double door built-in wardrobe with further single door access to the eaves storage area, which has been mainly boarded. Wall light points with door off to the:

En-suite Shower Room

Obscure double glazed window to the rear with a matching suite comprising low-level WC and wall mounted vanity wash hand basin with mono tap over and drawer pack below. Walk in shower cubicle with wall mounted electric shower. Ladder style radiator. Ceramic tiled flooring and further tiling to all visible wall space.



Bedroom Three

Apex style plastered ceiling with matching double glazed apex window to the front.

Bedroom Four

Double glazed window to the side with a full range of fitted bedroom furniture including double and single doored wardrobes all with hanging rails and separate storage shelving.

Family Bathroom

Obscure double glazed window to the rear with a matching suite comprising low-level WC, panelled bath with mono tap and shower attachment over, a vanity wash hand basin with mono tap above and fitted double drawer below. Ladder style radiator. Ceramic tiled flooring and further tiling to all visible wall space.

Outside

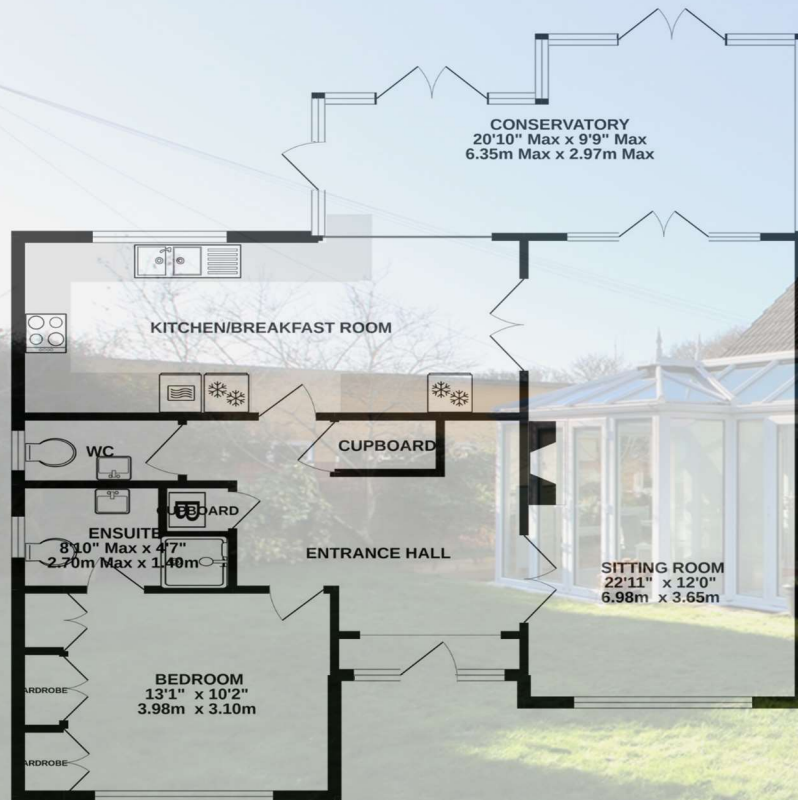
The front of the property is accessed via a block paved driveway which provides off-road parking and turning for a number of cars, it is enclosed to both front and side by brick built walling with the remainder of the front being laid mainly to lawn while surrounded by earth dug borders containing an array of mature shrubs and bushes. There is a detached single garage which is accessed via a metal electric up and over door and has the benefit of both power and lighting.

The Rear Garden

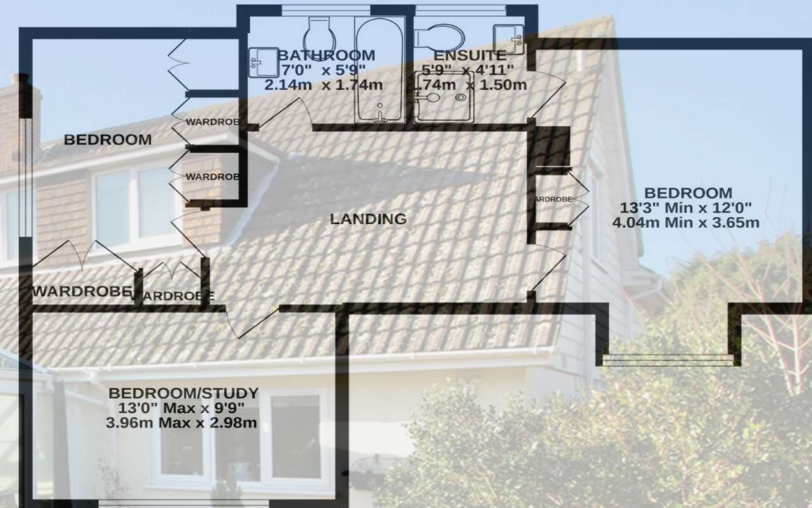
The rear garden is a particular feature of the property and is enclosed to both sides and rear by timber fencing. The garden has been landscaped to offer many different areas, with a patio area and path direct to the back of the property, a further lawned area which is again surrounded by earth dug borders containing mature shrubs and bushes. There is a wooden pergola to the side with coloured stones which provide a delightful eating area. The garden has the benefit of cold water tap and security lighting.



GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	80
EU Directive 2002/91/EC		

Milford on Sea | 01590 642641

winkworth.co.uk

Winkworth

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.