



GOLDEN CRESCENT
£500,000

Winkworth



A spacious and well-presented four bedroom detached house in the sought after location of Everton, just minutes from Milford on Sea.

This beautiful four bedroom detached house is offered for sale with vacant possession. The property is located close to schools and local amenities.

The property benefits from a spacious lounge and conservatory, modern fitted kitchen with hob/oven and separate large family and dining room.

The entrance has an enclosed porch with a window to the left of, and next to the door to allow natural lighting. The porch leads to the family and dining room to the left and the sitting room to the right.

The Dining Room/Family Room

Has two large windows at the front allowing natural light into the room. At the rear of the dining room there is a storage cupboard and a glass door allowing access to the garden. To the right of the door there is access to the kitchen.

The Kitchen

The kitchen benefits from generous work surfaces with a range of matching drawer and cupboard units below and above. The electric hob and large 'range style' double oven has a fitted extractor fan and light above.

The Sitting room

The sitting room has a large window at the back. It has wall mounted lighting with a hanging light in the middle of the room. Below the wall mounted lighting is an electric fire place with a wooden finish around the side. There is a door leading to the conservatory.

The Conservatory

Backs onto the secure and private rear garden. It has a gas heater below the windows.



Bathroom One

Located next to bedroom three with a large bath in the corner, sink and a WC

Bathroom Two

Located opposite the principle bedroom with a shower, sink and a WC.

Outside

To the front of the property there are open plan gardens. There is off road parking for two cars giving access to the secure rear garden with patio and otherwise mainly laid to lawn with cultivated borders and wood panel fencing. The property has a single garage accessed also from the garden as well as a separate driveway.

Principle Bedroom

Has a large window overlooking the front garden with a radiator below. With a built in wardrobe to the left of the door.

Bedroom Two

Has a window overlooking the front garden and a built in wardrobe.

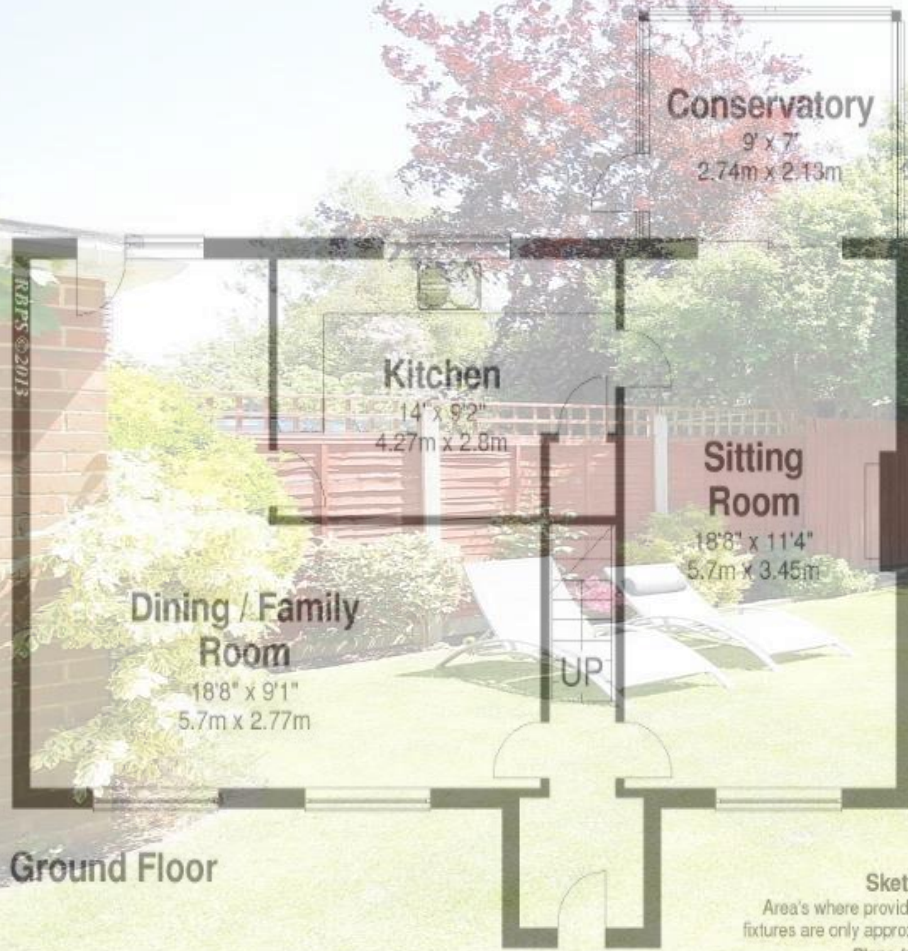
Bedroom Three

A smaller room with views out to the front garden with potential to renovate and have an en suite bathroom.

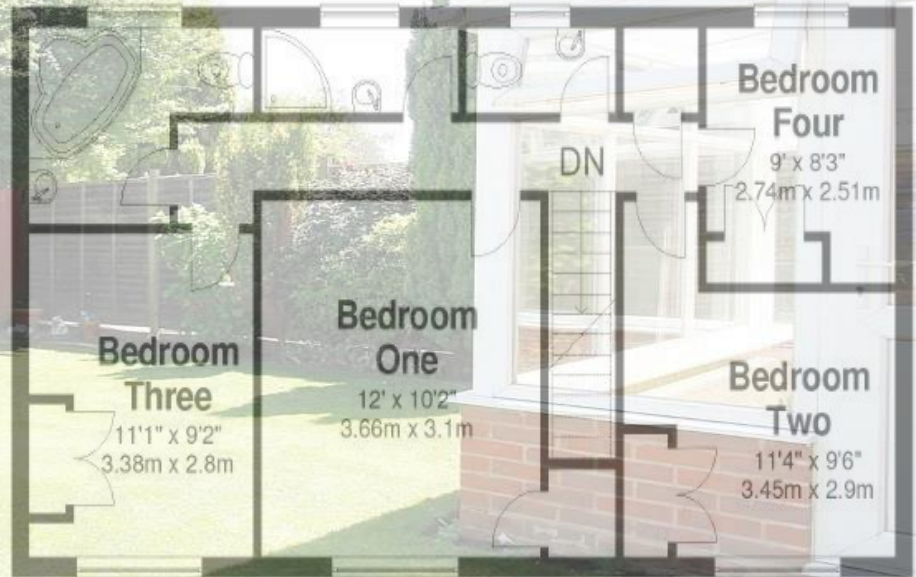
Bedroom Four

A smaller single bedroom with views onto the rear garden. This room could also be easily turned into a study.





Ground Floor



First Floor

Sketch Plan Not to Scale For Identification Only
 Area's where provided and the placement and size of all walls, doors, windows, stairs and fixtures are only approximate and cannot be relied upon other than for guidance purposes only.
 Plans by RB Property Services : www.rbpropertieservices.net

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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