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Beaumont Drive, Cherry Lodge, NN3 8PS

£325,000 Detached

4 1 3



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Department: Sales

Tenure: Freehold



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Property Summary

A rarely available four-bedroom detached home in the sought-after area of Cherry Lodge, set on a generous plot with a re-landscaped private garden, single garage, and ample off-road parking.

Features & Utilities

- ✓ Detached Family Home
- ✓ Four Bedrooms
- ✓ Garage
- ✓ Off Road Parking For Three/Four Cars
- ✓ Downstairs WC
- ✓ Re-Landscaped Garden

Property Overview

A rarely available four-bedroom detached home in the sought-after area of Cherry Lodge, set on a generous plot with a re-landscaped private garden, single garage, and ample off-road parking. The accommodation comprises a welcoming entrance hall, WC, spacious lounge, dining room and conservatory, a well-equipped re-fitted kitchen with an adjoining utility room and a storage room. Upstairs, there are four bedrooms along with a shower bathroom. Outside, the re-landscaped rear garden offers privacy as well as a paved seating area and steps up to an artificial lawn. The front of the property benefits from off street parking for 3-4 cars. Early viewing is recommended. EPC Rating: TBC. Council Tax Band: C

ENTRANCE HALL

Double glazed entrance door. Wood laminate flooring. Radiator. Frosted double glazed windows to side and front elevations. Spotlighting. Double doors to lounge. Door to kitchen. Bespoke fitted understairs storage.

LOUNGE 4.55m x 3.15m (14'11" x 10'4")

Bow double glazed window to front elevation. Radiator. Television point. Wood laminate flooring.

DINING ROOM 3.51m x 2.59m (11'6" x 8'6")

Sliding double glazed patio doors to rear garden. Coving. Radiator. Dado rail. Understairs cupboard. Wood laminate flooring.

KITCHEN 3.71m x 2.44m (12'2" x 8'0")

Double glazed window to rear elevation. Refitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Tiling to splash back areas. One and a half bowl sink with mixer tap. Five ring range cooker. Inset ceiling lights.

UTILITY ROOM

Double glazed window to rear elevation. Double glazed door to rear garden. Work surface. Plumbing for washing machine and space for tumble dryer. Wall mounted Worcester gas boiler.

INNER LOBBY

Door to cloakroom and workshop.

WC

Low level WC and wash hand basin. Extractor. Radiator.

WORKSHOP 2.90m x 2.06m (9'6" x 6'9")

Door to garage. Mezzanine area. Spotlighting. Double glazed window to front elevation.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space with ladder. Doors to:

BEDROOM ONE 3.81m x 2.49m (12'6" x 8'2")

Double glazed window to front elevation. Radiator. A range of mirror fronted wardrobes with hanging and shelving space. Radiator. Coving. Spotlights.

BEDROOM TWO 2.54m x 3.07m (8'4" x 10'1")

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE 2.57m x 1.78m (8'5" x 5'10")

Double glazed window to rear elevation. Radiator. Coving.

BEDROOM FOUR 2.95m x 1.83m (9'8" x 6'0")

Double glazed window to front elevation. Radiator. Overstairs cupboard. Coving.

BATHROOM

Frosted double glazed window to side elevation. Low level WC, double shower cubicle with rainwater shower head and additional shower head and wash hand basin with mixer tap over and cupboard below. Chrome effect heated towel radiator.

FRONT GARDEN

Open plan shingle garden. Block paved driveway providing off road parking for three/four cars. Path to storm canopy and metal gated side access.

GARAGE

Up and over door. Window to side elevation. Light and power connected. Painted floor. Door to work shop.

REAR GARDEN

Enclosed by panelled fencing with side access. Large shaped and retained patio with steps up to laid to artificial lawn. Large shed. Additional paved patio area. Barked edging and well stocked borders and with shrubs. Outside tap.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No easements/servitudes/wayleaves

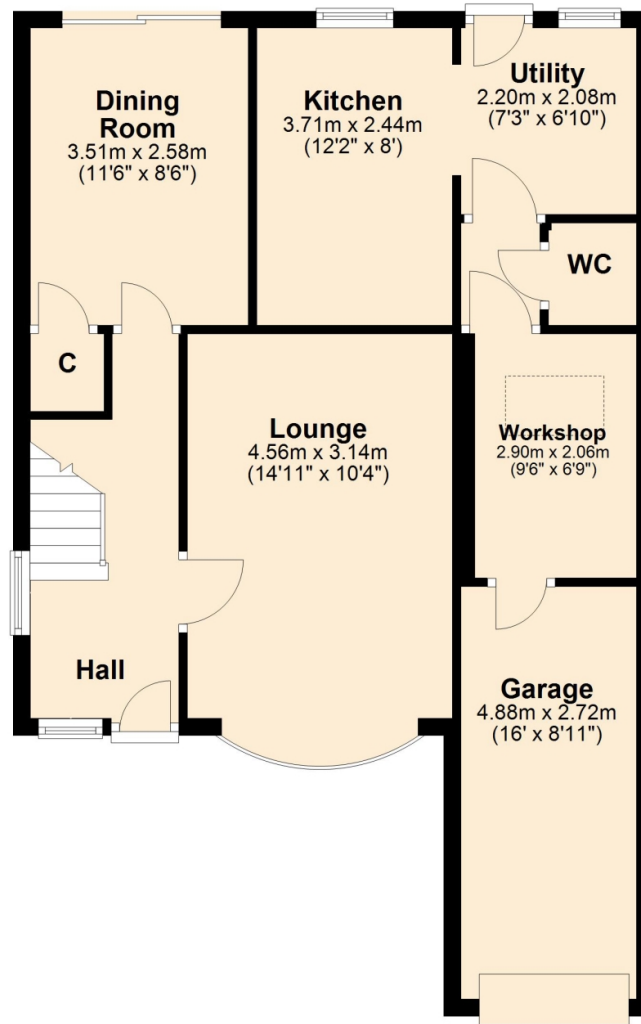
Rights and Easements – Ask Agent

AGENTS NOTES

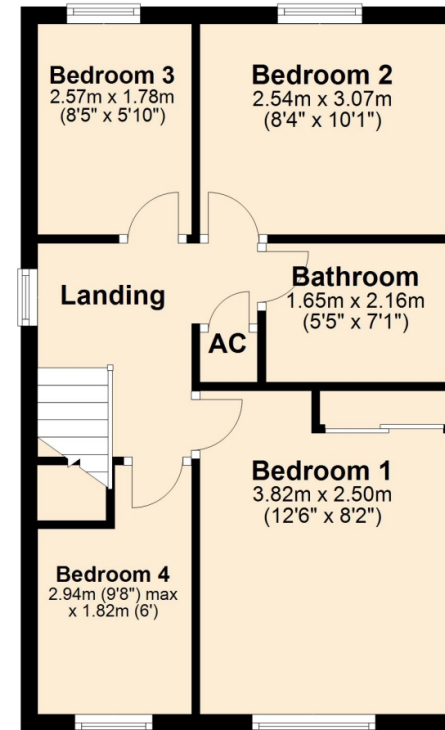
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor



First Floor





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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