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# Fullingdale Road, The Headlands, NN3 2PZ

£250,000 End of Terrace

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feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A beautifully extended and refurbished two-bedroom end of terrace in the sought-after Headlands.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ Extended Ground Floor
- ✓ Bi-Folding Doors
- ✓ Large Rear Garden
- ✓ Two Reception
- ✓ Driveway for Parking



# Property Overview

A beautifully extended and refurbished two-bedroom end of terrace in the sought-after Headlands. The property offers an entrance hall, living room, stylish extended kitchen and lounge/diner with bi-fold doors to the garden, plus a utility/cloakroom. Upstairs are two double bedrooms and a modern three piece bathroom. Further benefits include gas radiator heating, double glazing, large rear garden and off-road parking. EPC Rating: C. Council Tax Band: B.

## ENTRANCE HALL

Enter via double glazed door. Stairs rising to first floor landing. Radiator.

## DINING ROOM 3.40m x 3.50m (11'2" x 11'5")

Double glazed window to front elevation. Radiator. Laminate flooring. Fireplacing with mantle piece and feature exposed brickwork.

## KITCHEN AREA 2.74m x 3.44m (9' x 11'3")

Refitted with a range of wall mounted and base units with worksurface over. Stainless steel sink with one and a half bowl and drainer with mixer tap over. Electric oven and hob with extractor over. Feature exposed brickwork. Laminate flooring. Dishwasher.

## UTILITY/CLOAKROOM

Opaque window to side elevation. Wash hand basin in vanity unit and storage under. Low level WC. Space for washing machine. Gas and electric meters.

## LOUNGE/FAMILY AREA 4.44m x 4.55m (14'7" x 14'11")

Feature bi-folding doors opening up to rear garden. Laminate flooring. Radiator. Inset spotlights.

## FIRST FLOOR LANDING

Loft access. Doors to:

## BEDROOM ONE 2.79m x 3.85m (9'2" x 12'7")

Double glazed window to front elevation. Radiator. Picture rail. Wardrobe.

## **BEDROOM TWO 3.51m x 2.60m (11'6" x 8'6")**

Double glazed window to rear elevation. Picture rail.

## **BATHROOM**

Opaque double glazed window to rear elevation. Refitted with white suite to include panel bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved providing off road parking.

### **REAR GARDEN**

Enclosed by wooden panel fencing. Gated side access. Mainly laid to lawn with flower and shrub borders. Raised beds. Hard standing for shed. Storage area to side.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type – End Of Terrace

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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 – Driveway  
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 Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

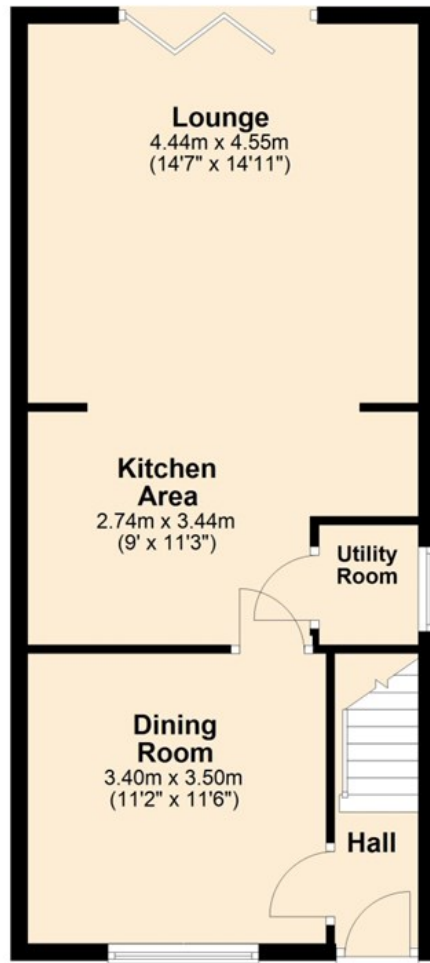
### AGENTS NOTES

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

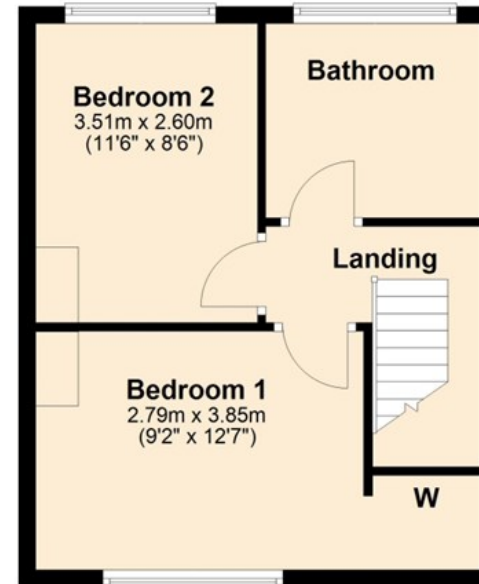
## Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)



# 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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