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Holdenby Road, East Haddon, NN6 8DH

£425,000 - Guide Price Semi-Detached



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feefo

Department: Sales

Tenure: Freehold



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Property Summary

An exceptional panoramic view can be enjoyed from all rear facing windows in this high quality semi detached property.

Features & Utilities

- ✓ Amazing Views
- ✓ Stunning Condition
- ✓ Two Double Bedrooms
- ✓ En-Suite
- ✓ Kitchen / Dining Room
- ✓ Bi-fold Doors
- ✓ Log Burner
- ✓ Utility Room
- ✓ Garage & Parking
- ✓ Lovely Gardens

Property Overview

An exceptional panoramic view can be enjoyed from all rear facing windows in this high quality semi detached property. It has a large entrance hall with galleried landing, cloakroom, lounge with log burner, 26'5 kitchen / dining room with bi-fold doors to the garden, utility room, two double bedrooms and high specification en-suite and main bathroom. There is a good size driveway with EV charge point, garage with electric door and a landscaped rear garden designed to take full advantage of the superb view. It has uPVC double glazing and radiator heating. EPC rating C. Council Tax Band C.

ENTRANCE HALL

Entrance via front door. Stairs rising to a galleried landing. Two windows to side elevation. Vertical radiator. Tiled floor. Space for furniture.

CLOAKROOM

Suite comprising WC and wash hand basin with storage below. Tiled walls and floor.

LOUNGE 4.93m x 3.38m (16'2" x 11'1")

Window to front elevation. Radiator. Fireplace with log burner.

KITCHEN / DINING ROOM 4.06m x 8.05m (13'4" x 26'5")

Window to rear elevation. Bi-fold doors to rear elevation. Two vertical radiators. Fitted with a range of wall, base and drawer units with quartz work tops. Integrated fridge, freezer and dishwasher. Two built in ovens, microwave, hob, plate warmer and extractor hood. Underslung twin stainless steel sink unit with hot water tap. Tiled floor.

UTILITY ROOM 2.79m x 3.45m (9'2" x 11'4")

Window to front elevation. Vertical radiator. Fitted with a range of wall, base and drawer units with quartz work tops. Ceramic sink and drainer unit. Space for washing machine, tumble dryer, fridge and freezer. Tiled floor. Door to side elevation.

FIRST FLOOR LANDING

Galleried landing. Two Velux windows. Airing cupboard.

BEDROOM ONE 3.99m x 3.91m (13'1" x 12'10")

Window to rear elevation. Radiator. Built in wardrobes.

EN-SUITE 1.90m x 2.34m (6'3" x 7'8")

Window to rear elevation. Heated towel rail. Suite comprising Insignia steam shower cabin, WC and twin wash hand basins with storage below. Tiled walls.

BEDROOM TWO 2.74m x 2.67m (9' x 8'9")

Window to front elevation. Radiator. Built in wardrobe.

BATHROOM 1.88m x 2.36m (6'2" x 7'9")

Heated towel rail. Suite comprising Insignia steam shower and jetted bath, WC and wash hand basin with storage below. Tiled walls.

OUTSIDE

FRONT GARDEN

Block paved driveway. EV charging point. Lawn and borders.

GARAGE 4.83m x 2.34m (15'10" x 7'8")

Electric roller shutter door. Power and light connected. Window to rear elevation. Door to side elevation.

REAR GARDEN

Landscaped garden with decking area for tables and seating. Shaped lawn and borders. Pond and water feature. Throughout the garden there is lighting. Garden shed, potting shed and wood store.

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent
Council Tax – Band C
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, Garage
EV Charging – Yes Private
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
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.



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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