



EPC

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FLOOR PLAN

AREA MAP



**7 Beaufort Close**  
 Langland, SA3 4PA  
**Asking Price £849,500**



## GENERAL INFORMATION

An exceptional immaculately presented four double bed roomed detached family home. Boasting sea views it is situated in a well sought after location offering superb and direct access to Langland Bay and cliff path walks. This beautiful property has been tastefully renovated and extended to a high specification by the current owners providing excellent accommodation with many modern features.

The spacious accommodation offers a kitchen family room at the heart of the house with sliding patio door opening to the private rear garden. The accommodation briefly comprises of two further reception rooms, shower room, utility room. To the first floor four double bedrooms, with master ensuite and walk in dressing room and family bathroom. The property is entered onto a large driveway providing ample parking for 5/6 cars and leads to an integral garage. The private rear gardens are stocked with a variety of mature shrubs and trees with a large terrace ideal for al fresco dining. Internal viewings are highly recommended to appreciate this property. EPC C

## FULL DESCRIPTION

### Entrance Hall

Entrance via a solid oak door with double glazed windows to side into spacious Entrance hall with wood effect tiled floor, original mahogany open tread stairs. Doors to

### Shower room

6'05" x 5'05" (1.96 x 1.65)  
A beautifully presented shower room with walk in shower, water fall chrome shower head with additional hand held shower attachment, vanity and wc unit with vanity bowl and chrome mixer tap, tiled floor, partly tiled walls, upvc double glazed window to front, ornate radiator.

### Lounge

59'4" x 15'04"/11'09" min/max (18.09 x 4.67/3.58 min/max)  
Upvc double glazed window to front, engineered oak floor, spot lighting to ceiling and radiator.

### Kitchen Family room

21'06" x 19'10" (6.55 x 6.05)  
A beautiful open plan room with wood effect tiled flooring throughout, upvc double glazed sliding patio door opening to a raised terrace area over looking a lawn garden and sea views. The kitchen offers a range of wall and base units with hardwood worktop incorporating stainless steel sink with mixer tap, two NEFF eye level oven, NEFF induction hob, integral dishwasher and space for American style fridge freezer. Spot lights to ceiling. The breakfast bar with 3 pendant lights over offers social occasion dining space with views over the garden. Radiator.

Open to dining area with ample space for family dining table with 3 pendant lights over and study area with views over the garden. 2 Radiator,



### Utility room

13'0" x 6'09" irregular shape (3.96 x 2.06 irregular shape)  
A range of base units with solid wood surface and inset ceramic vanity basin with chrome mixer tap, tiled splash back, extractor fan, space for fridge freezer with shelving over, built in cupboard housing wall mounted Baxi boiler and provisions for washing machine, wood effect tiled flooring and external door to side. Internal door to garage.

### Sitting room

18'03" x 11'08" (5.56 x 3.56)  
With sliding patio door giving views over the garden and sea views, spot light to ceiling, radiator and wood effect tiled flooring.

### First floor

Landing with 3 upvc double glazed windows to front, loft access and doors leading to

### Master bedroom

16'03" x 11'11" (4.95 x 3.63)  
Master bedroom with sliding patio door to Juliet balcony with superb sea views, a second full length UPVC door and window given access to spacious sit out balcony over looking the garden and superb sea views. Open to walking in dressing room fitting with shelves and hang rails.

### Ensuite

8'05" x 5'11" (2.57 x 1.80)  
A walk in shower with glass screen, waterfall shower and hand held attachment, concealed cistern wc, vanity with storage under with chrome mixer taps, tiled floor and partly tiled walls, modern upright radiator, spotlights to ceiling.

### Bedroom 2

11'10" x 10'0" (3.61 x 3.05)  
Sliding patio doors with access to sit out balcony, built in storage cupboard, radiator.

### Bedroom 3

10'08" x 10'0" (3.25 x 3.05)  
Sliding patio door with access to sit out balcony, radiator.

### Bedroom 4

10'05" x 13'04" to fitted wardrobes (3.18 x 4.06 to fitted wardrobes)  
A spacious room with one wall of fitted wardrobes with a range of hanging and shelving storage, upvc double glazed window to front, radiator.

### Family bathroom

7'07" x 6'08" (2.31 x 2.03)  
A Shower bath with glazed screen, chrome mixer tap and fitted hand held shower attachment, waterfall shower over, vanity wc unit with inset sink with chrome mixer tap and storage under, tiled walls, upvc double glazed window to front, ornate radiator, spot light to ceiling.

### Externally front

The property is accessed onto an extensive driveway providing parking to multiply cars and garage, side access to either side of the property giving access to the rear garden.

### Garage

16'01" x 15'0" (4.90 x 4.57)  
Currently used as a workshop with up and over door, power and light. Door to rear garden.

### Externally rear

A privately enclosed good sized level laid to lawn south facing gardens, borders well stocked with mature shrubs and trees and elevated terrace offering superb sea views. The lower garden area housing a fish pond, timber and corrugated open bar area for entertaining with additional patio area. For additional storage there is a timber shed and also a greenhouse.

### Tenure

Freehold

