

Anchor Lane, Canewdon, SS4 3PB



£400,000

Situated in the heart of the semi-rural village of Canewdon, with far reaching views across open fields to the front, is this well maintained four bedroom detached family home benefiting from having a modern fitted kitchen and bathroom, open plan ground floor living accommodation, ground floor WC, secluded rear garden, detached garage and parking to the rear. Walking distance to Canewdon's amenities.

EPC Rating:tbc. Our Ref 19429

Entrance via double glazed entrance door to

SPACIOUS ENTRANCE PORCH

Double glazed window to the front aspect. French doors providing access to the Lounge/Diner. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Circular 'Table top' wash hand basin with vanity storage below. Tiled floor. Part tiled walls. Radiator.



L SHAPED OPEN PLAN LOUNGE/DINER 23' 1" max x 22' 6" max (7.04m x 6.86m)

Double glazed bay window to the front aspect. Double glazed patio doors providing access to the rear aspect. Stairs to first floor accommodation. Large under stairs storage cupboard. Feature fireplace with contemporary, fitted log burner and tiled hearth. Coving to textured ceiling. Radiators.



KITCHEN 12' 10" x 9' 3" (3.91m x 2.82m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Comprehensive range of modern 'Shaker' style base and eye level units. Wood effect work surfaces. Inset one and half sink drainer unit. Integrated double electric oven. Inset Induction hob with stainless steel extractor hood over. Tiled splash backs. Integrated fridge/freezer. Integrated dish washer. Space for washing machine. Wood effect flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect. Double glazed window to the rear aspect. Airing cupboard.

BEDROOM ONE 13' 6" max x 10' 8" max (4.11m x 3.25m) Double glazed window to the front aspect. Double glazed window to the side aspect. Coving to textured ceiling. Radiator.



BEDROOM TWO 11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall. Coving to textured ceiling. Radiator.



BEDROOM THREE 11' 9" x 8' 3" (3.58m x 2.51m)

Double glazed window to the rear aspect. Coving to textured ceiling. Radiator.



BEDROOM FOUR 10' 9" x 6' 6" (3.28m x 1.98m)

Double glazed window to the front aspect. Coving to textured ceiling. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Tiled panelled Jacuzzi bath with mixer tap, hand held shower attachment and electric shower over. Tiled floor. Tiled walls. Heated towel radiator.



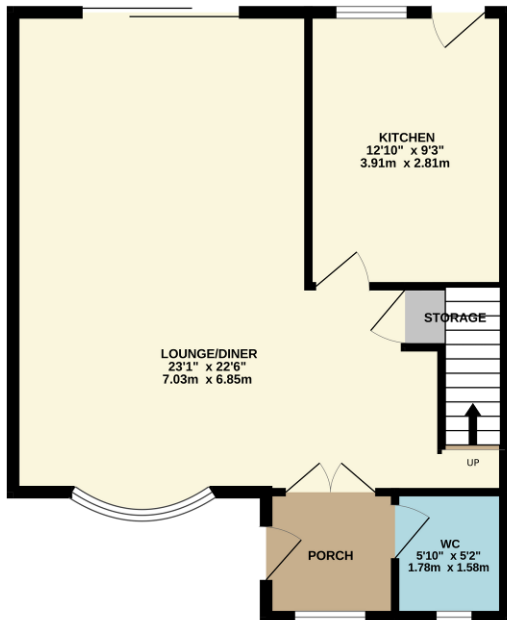
EXTERIOR

The **REAR GARDEN** commences with patio leading to laid lawn. Selection of mature flowers and shrubs to borders. Brick built **POND**. Parking to the rear and access to **DETACHED GARAGE**, with personal door to garden.

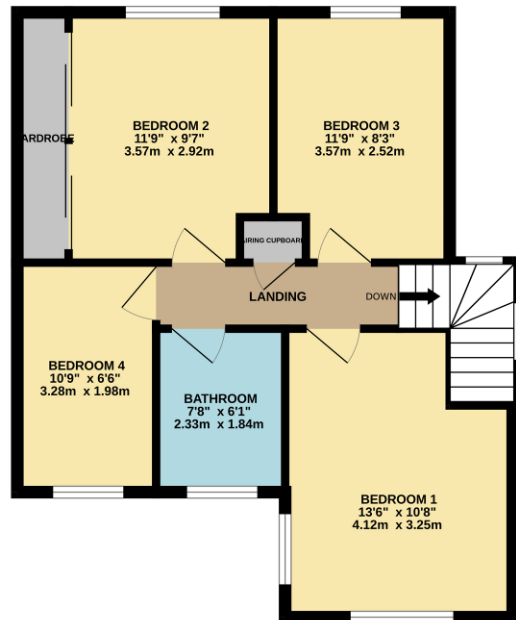


Laid lawn with pathway to entrance and additional parking to the **FRONT**.

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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