



10 The Paddock, West Cross, SA3 5AH
Offers In The Region Of £329,950

An opportunity to purchase a four bedroom detached home, boasting partial sea views. Located in a quiet cul de sac and just a short walk from the scenic promenade. The accommodation briefly comprises, entrance hallway, lounge, dining room, cloakroom, kitchen breakfast room. To the first floor, two bedrooms and a family bathroom. To the second floor, two further bedrooms. Externally driveway and garage, lawned gardens surrounded with mature plants and shrubbery. To the rear further gardens, again surrounded with mature shrubbery, patio seating areas connect to the living space effortlessly. Viewing is highly recommended to appreciate the convenient location on offer.

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Entrance

Frosted glass door into:

Porch

Tiled flooring. Storage cupboard. Wooden privacy door into:

Hallway

Parquet flooring. Radiator. Stars to first floor. Doors to all rooms.

Lounge 19'03 x 18'08 (5.87m x 5.69m)

Two windows to front and one window to side. Two radiators. Electric fireplace and surround. Wooden privacy door into dining room.

Cloakroom

Window to side. Part tiled walls. Fitted with a two piece suite comprising: Low-level WC and pedestal wash hand basin. Radiator.

Kitchen 13'07 x 11'11 (4.14m x 3.63m)

Window to rear. Fitted with a range of wall, base and draw units. Built in oven with a built in four ring gas hob with extractor hood over. Built in microwave. Built in fridge/ freezer. Space for dishwasher. Space for washing machine. Tiled flooring. Aluminium sliding doors to side.

Dining Room 18'10 x 10'11 (5.74m x 3.33m)

Window to rear. Parquet flooring. Radiator. Wooden privacy door into lounge.

Stairs to First Floor

Landing

Stained glass window to side. Airing Cupboard. Doors to all rooms.

Bedroom One 15'01 x 8'03 (4.60m x 2.51m)

Window to rear with partial Sea views. Radiator. Sliding doors fitted wardrobe.

Bedroom Two 15'01 x 8'03 (4.60m x 2.51m)

Window to front. Radiator. Fitted storage.

Bathroom

Privacy window to rear. Fitted with a three piece suite comprising: low level WC. Vanity wash hand basin. Bath with overhead electric shower. Fully tiled walls. Tiled flooring. Radiator.

Utility Storage Room 11'04 x 11'03 (3.45m x 3.43m)

Window to rear with partial Sea view. Radiator. Fitted wardrobe. Stairs lead to second Floor.

Second Floor

Landing

Window to side.

Bedroom Three 12'02 x 8'02 (3.71m x 2.49m)

Window to side partial sea views. Storage Cupboard.

Bedroom Four 10'02 x 10'00 (3.10m x 3.05m)

Window to side partial sea views. Storage Cupboard.

External

Front

Driveway providing parking for one vehicle. Garage. Garden bordered with mature plants and shrubbery.

Rear

Further laid to lawn gardens and seating areas connect to the living space giving a feeling of privacy.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

