

Granite Lodge

Perry's: 7 E3

TRP: TBA

Parish: Vale

Price: £499,000



“Granite Lodge” is a well proportioned five bedroom cavity built semi-detached chalet bungalow. Situated in a quiet off road fairly small clos and close to L’ancresse and the coast, this family home has lots of further potential. With a small amount of upgrading this property could become an impressive family home.

Accommodation comprises: Entrance Hall. Lounge. Dining Room. Kitchen/breakfast room. Utility room. Separate WC. 5 Bedrooms (1 with en-suite). Family Bathroom. Garden and parking.

- 5 bedroom family home
- Well proportioned living space
- Garden and parking
- Near to L’ancresse
- Potential to further upgrade



Entrance hallway



Utility room

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OPEN PLAN ENTRANCE HALL

Upvc entrance door with glazed window to side, staircase to first floor, doors off to:

SEPARATE WC 1.61m (5'3") x 0.84m (2'9")

Upvc window to front, two piece suite in grey comprising pedestal wash hand basin, low level WC, fully tiled walls.

MASTER BEDROOM 3.93m (12'11") max x 3.06m (10') max

Upvc window to front, range of bedroom furniture, wood flooring, access to roof area, door to:-

EN-SUITE SHOWER ROOM:- Upvc obscure glazed window to rear, three piece suite in pink comprising fully tiled shower cubicle, pedestal wash hand basin, low level WC, tiled walls.

LIVING ROOM 5.26m (17'3") x 4.27m (14')

Upvc patio doors to front leading to the open plan entrance hallway.

DINING ROOM 3.02m (9'11") x 2.99m (9'10")

Upvc window to rear, double doors to living room

UTILITY ROOM 2.54m (8'4") x 2.19m (7'2")

Upvc half glazed door with windows to side, plumbing and space for washing machine, tumble dryer etc, door to:-

KITCHEN/DINER 4.46m (14'8") x 3.02m (9'11")

Upvc window to side and rear, fully fitted range of dark oak floor and wall units with laminated work surfaces incorporating an acrylic 1 1/2 bowl single drainer sink unit with tiled splash backs, appliances include built-in Neff electric ceramic hob, stainless steel oven and grill, Neff microwave, Haier Fridge, Bendix dishwasher, door to dining room currently sealed.



Kitchen diner



Stairs to first floor



LANDING

Upvc window to side . L shape in design, loft access, doors to:-

FAMILY BATHROOM 3.19m (10'6") max x 2.19m (7'2") max

Upvc window to front. Fitted with a three piece suite comprising corner bath with hand held shower over, Vanity wash hand basin with light/shaver point over, low level WC, fully tiled walls, space and plumbing for shower cubicle.

BEDROOM 2 4.75m (15'7") max excl cupboard x 3.27m (10'9") max

Upvc large window to front with balcony, fully fitted range of wall wardrobes with inset mirror, dressing table and chest of drawers, (Note the window could be removed to make way for patio doors)

BEDROOM 3 4.00m (13'1") max x 3.39m (11'1") max incl door recess

Upvc window to rear.

BEDROOM 4 3.02m (9'11") x 2.20m (7'3")

Upvc window to rear, built in storage cupboard.

BEDROOM 5 3.02m (9'11") x 2.19m (7'2")

Upvc window to side, built in double wardrobe.

Exterior

'L' shaped rearp garden, mainly laid to lawn, bounded by fencing and dwarf block walls. Parking is at the front of the house.

Service Charges:

N.B Residents association fee £40 monthly this charge covers block building insurance, maintenance of all outdoor and communal areas.

Services:

Mains Electricity, water, drains, night storage heaters.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



Landing



Family bathroom

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Ground Floor
Approx. 89.6 sq. metres (964.5 sq. feet)

First Floor
Approx. 58.1 sq. metres (625.6 sq. feet)



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