



GRANGE CLOSE, £600,000 FREEHOLD, COUNCIL TAX BAND-D, EPC-C

A BEAUTIFULLY PRESENTED AND REMODELED FOUR BEDROOM SEMI_DETACHED PROPERTY. DECEPTIVELY SPACIOUS WITH A SUPER LIFESTYLE KITCHEN/SNUG, IT IS SITUATED IN A QUIET CUL-DE-SAC BETWEEN EVERTON AND MILFORD ON SEA.

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Approach:

Covered entrance porch with outside courtesy light and patio step providing access to the obscure picture double glazed front door with matching side screen. This leads into the large entrance hallway with a single radiator, dog leg stairs to first floor landing and accommodation with single door under stairs storage cupboard and power points. Doors off to all ground floor accommodation including door to the:

Utility Room:

Double glazed door giving access to the Rear Garden, roll edged work surface in part to one wall with a range of base and drawer units below with space and plumbing to the side for both washing machine and dishwasher. A 1 1/2 bowl sink and drainer to the surface with mono taps above, wall mounted Valium gas heating and hot water boiler and power points.

Cloakroom:

Matching suite comprising of low-level WC with concealed cistern and vanity wash hand basin with mono taps over and a fitted cupboard below.

Sitting/Dining Room:

Double glazed window to the rear with adjacent double glazed sliding patio doors giving access out onto the Rear Garden and Patio Area, wall mounted Lyle radiator, a telephone point and power points.

Family Room:

Double glazed bay window to the front, freestanding log burning stove with a tiled

hearth, television and aerial points, a wall mounted Lyle radiator and power points. A plastered archway providing access to the:

Kitchen/Breakfast Room:

Double glazed window to the front, work surface in part to 3 walls with a full range of shaker style base and drawer units below, fitted larder style units including a twin door pantry with adjacent upright American style fridge freezer. Further matching units incorporating Neff electric double ovens and matching Central Island with quartz work surface and shaker style matching draw packs below with central Neff hob and various power points. Dog leg stairs from the Entrance Hallway providing access to the:

First Floor Landing:

Large loft giving access to the roof space and storage area, single door built-in airing cupboard with slated shelving for storage and a power point. Doors off to all first floor accommodation including a door to:

Bedroom One:

Double glazed window to the front, a single radiator, a television aerial point and a power point.

Bedroom Two:

Double glazed window to the front, double door built-in wardrobe with both hanging rail and separate storage space, a single radiator and a television aerial point.

Bedroom Three:

Double glazed window to the rear, a

double door built-in wardrobe with hanging rail, a single radiator and a power point.

Bedroom Four:

Double glazed window to the rear, a single radiator with ornate radiator cover and a power point.

Family Bathroom:

Obscure double glazed window to the side, a matching suite comprising of a low-level WC, a circular vanity wash hand basin with mono over and fitted double cupboard below. A panelled bath with mono taps and wall mounted shower attachment over, wall mounted stainless steel Lyle radiator and part tiled walls.

Outside:

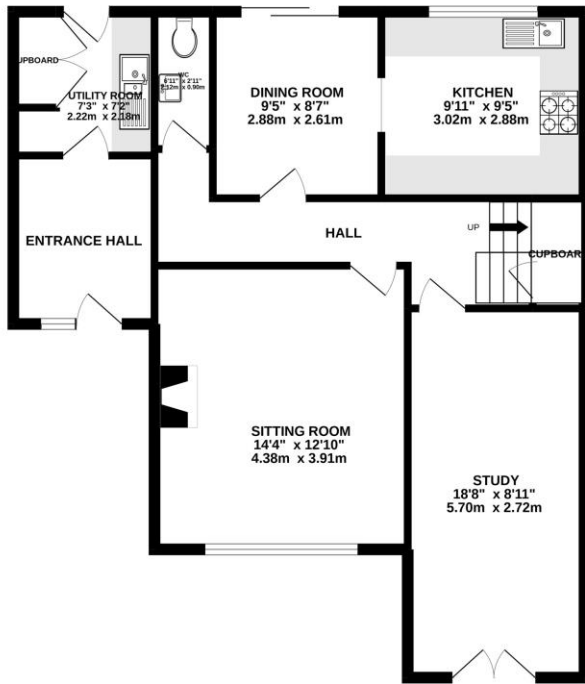
The front of the property is accessed via a block paved driveway which provides off-road parking. There is a further wooden picket fence which closes the remainder of the front garden which has been laid mainly to lawn whilst surrounded by earth dug borders containing mature shrubs and bushes. There is a further wooden shed to the front of the property and extra storage to the side.

Rear Garden:

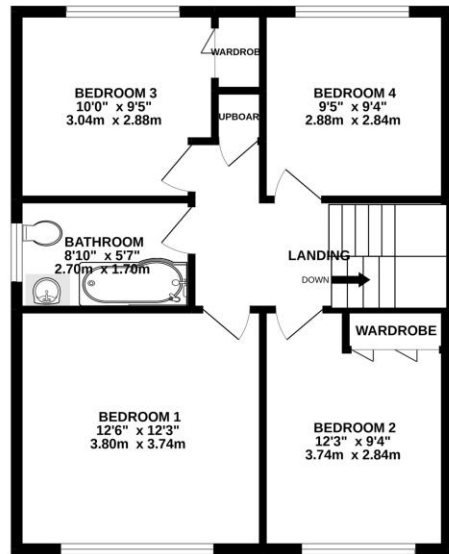
The Rear Garden is enclosed to both sides and back by timber fencing and has been laid to AstroTurf for ease of maintenance. There is a patio area with wooden Bogola direct to the back of the property and a further raised decking area with Play House. There is outside cold water tap and security lighting.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



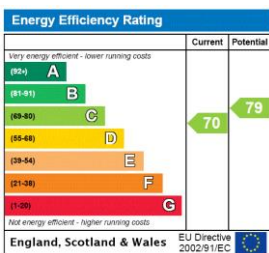
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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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Property Ref: MOS200022
 Water Supplier: TBC
 Heating: Valium Gas
 Broadband: For supplier and speed we refer to Ofcom.
 Coastal Erosion Management in your Area-Gov.uk
 Shown were correct at the time of printing.



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