



THE ORCHARD, £635,000 FREEHOLD, EPC-C, COUNCIL TAX BAND-E

THIS CHARMING SEMI-DETACHED HOME FEATURES FOUR GENEROUSLY SIZED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH DELIGHTFUL SEA GLIMPSES AND AN ADDED BENEFIT OF AN EN-SUITE BATHROOM. A SPACIOUS FAMILY BATHROOM COMPLEMENTS THE FURTHER THREE BEDROOMS, ONE OF WHICH IS BEING USED AS A STUDY ROOM. THE GROUND FLOOR OFFERS A BRIGHT AND AIRY LOUNGE & DINING ROOM WITH A GEORGIAN STYLE BAY WINDOW, THE KITCHEN FLOWS INTO THE CONSERVATORY, CREATING AN IDEAL SPACE FOR RELAXATION OR ENTERTAINING. THE CONSERVATORY OPENS ONTO A BEAUTIFULLY WALLED REAR GARDEN, OFFERING A SENSE OF PRIVACY AND TRANQUILLITY. ADDITIONALLY, THE PROPERTY BENEFITS FROM A GARAGE IN A SEPARATE OUTBUILDING, PROVIDING PRACTICAL STORAGE AND PARKING SOLUTIONS.

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Approach:
Patio step with outside courtesy light and Georgian style front door provides access to the:

Enclosed Entrance Porch:
Quarry tiled flooring, a ceiling light point, a wall mounted meter cupboard for both gas and electric with further solid wooden door giving access to the:

Entrance Hallway:
Stairs to first floor landing and accommodation, a double radiator and an obscure glazed sealed window for borrowed light to the lounge. Doors off to the Sitting Room with further door to the:

Cloakroom:
A matching suite comprising of low-level WC and wall mounted wash hand basin, a single radiator and an obscure glazed window to the side.

Sitting Room:
Georgian style double glazed bow window to the front enjoying glimpses out towards the Isle of Wight, two single radiators, four wall lights, ornate wooden fire surround with marble backdrop and half incorporating an electric fire and a television aerial point. Plastered arch giving access to the:

Dining Room:
Georgian style double glazed door giving access to the Rear Garden and patio area with matching side screen to both sides, a double radiator and a wall mounted heating thermostat. A part wooden and obscure multi glazed door leading to the:

Kitchen/Breakfast Room:
Roll edge work surface in part to two walls with a range of base and draw units below with further matching wall mounted units over, one and a half

bowl stainless steel sink and drainer inset to the work surface with mono tap above, with space and plumbing below for washing machine with adjacent space for upright fridge freezer. A four ring Neff gas hob inset to the work surface with hot point extractor fan and light above and electric double oven below, a double radiator, a fitted window seat, a tiled splashback with further double glazed door leads to the:

Sun Lounge:
UPVC double glazed construction with sealed windows to both sides and rear, with further double glazed door which gives access out onto the Rear Garden and patio area.
Stairs from the entrance hallway providing access to the:

First Floor Landing:
Cortex ceiling with inset ceiling loft hatch giving access to the roof base and storage area, a double door built-in airing cupboard housing the factory lagged hot water cylinder and wall mounted Worcester gas heating hot water boiler with additional slated shelving for storage and a further single door built-in storage cupboard. Doors off to all first floor accommodation including door to the:

Principal Bedroom:
Georgian style double glazed window to the front enjoying views out towards the Isle of Wight, a single radiator, a range of fitted bedroom furniture including double and single door built-in wardrobes and matching dressing table with triple drawer packs to both sides, his and her bedside cabinets and further door to the:

Ensuite Shower Room:
A matching suite comprising of low-level WC, a vanity wash hand basin with fitted double

cupboard below and walk-in shower cubicle with wall mounted Myra electric shower and an obscure double glazed window to the side.

Bedroom Two:
Georgian style double glazed window to the rear, both double and single door built-in wardrobes with hanging rails, a single radiator and power points.

Bedroom Three:
George style double glazed window to the front again enjoying views out towards the Isle of whites and waterway, single door built-in storage cupboard, single radiator power points

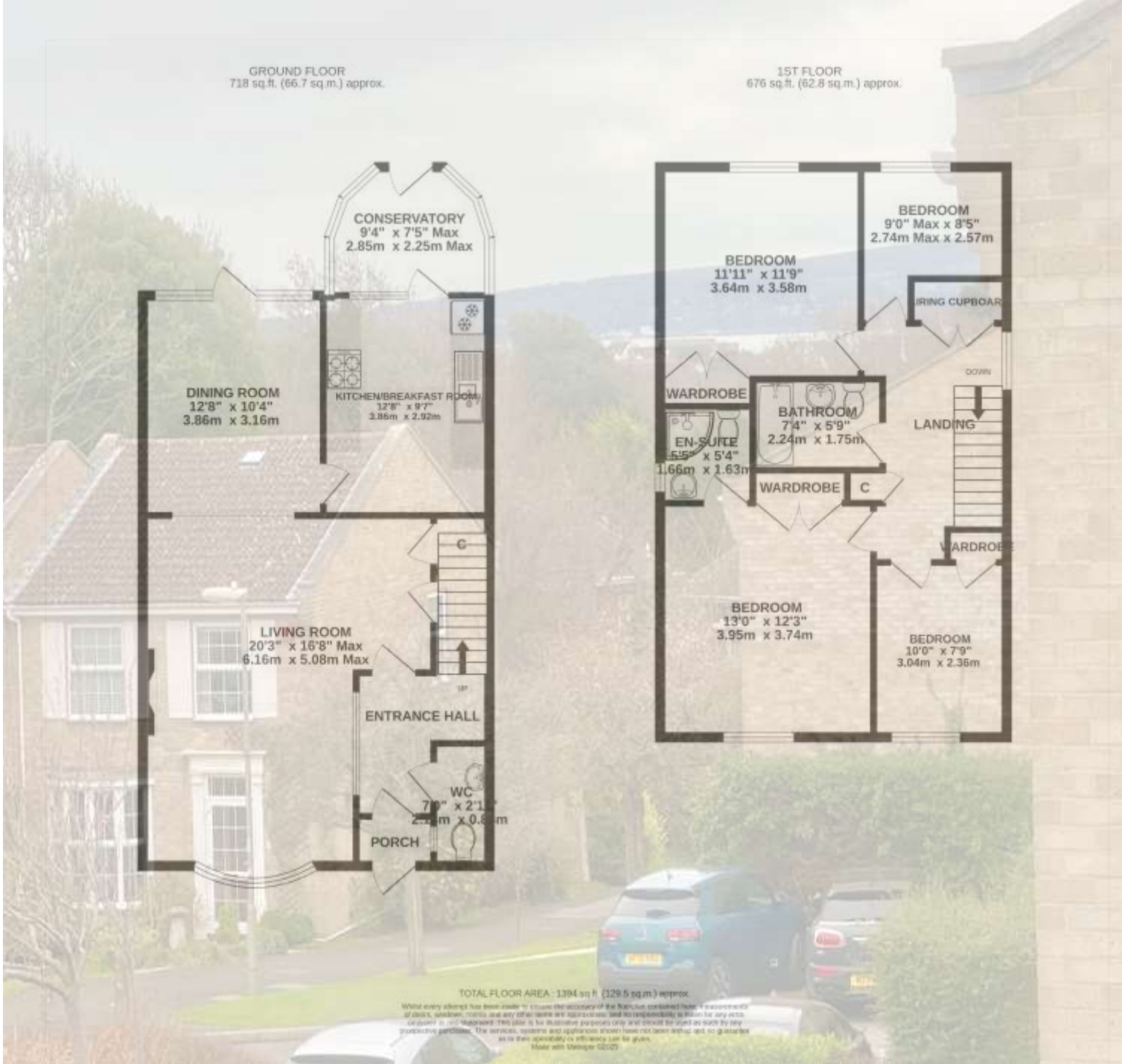
Bedroom Four:
Georgian style double glazed window to the rear, a single radiator and power points.

Family Bathroom:
A matching suite comprising of low-level WC, a pedestal wash and basin and panelled bath with mono taps and wall mounted Myra electric shower over, ceramic tile flooring, a single radiator and tiling into all visible wall space.

Outside:
The front of the property is accessed via a patio path with lawned areas to both sides.

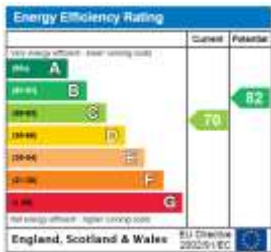
Rear Garden:
The rear garden is a particular feature of the property and is enclosed to both sides and rear by brick built walling, there is a patio area direct to the back of the property with matching steps that lead to a further patio path which extends across the back of the rear garden. There is a small area of Astro with a remainder having earth dug borders containing an array of mature shrubs and bushes, there is a further semi-circular gate which leads to the side, front and rear of the property.





While every attempt has been made to ensure the accuracy of the figures contained here, a measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. 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 checked and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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