

KNOWLAND DRIVE, £870,000 FREEHOLD, COUNCIL TAX BAND-F, EPC-D

THIS WELL PRESENTED DETACHED PROPERTY WITH FOUR BEDROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS IS SITUATED IN A WELL SOUGHT AFTER SPOT IN THE HEART OF MILFORD ON SEA, WALKING DISTANCE TO THE VILLAGE AMENITIES AND TO THE SEAFRONT. THE PROPERTY HAS A GOOD SIZED SOUTHERLY FACING REAR GARDEN, ALONGSIDE A DOUBLE GARAGE AND AMPLE OFF-ROAD PARKING.



Winkworth

for every step...

Approach:

Block paved driveway; outside courtesy light; an obscure picture glazed front door, providing access to the:

Enclosed Entrance Porch:

Natural stripped wooden flooring, with a ceiling light point, access to the entrance hallway and door to the:

Cloakroom:

Matching suite comprising of low-level WC, corner wash hand basin, a wall mounted ladder style radiator and tiled splashback.

Entrance Hallway:

Dog leg stairs to first floor landing and accommodation with an under stairs storage area. Doors off to all ground floor accommodation, including part wooden and obscure glazed double doors to the:

Sitting Room:

Dual aspect room with double glazed sliding patio doors at the rear, giving access out onto the raised patio area and Rear Garden. Wooden fire surround with marble inset and half incorporating a real flamed gas fire, television; aerial points, and a power point. Further door to the:

Office/Snug:

Dual aspect room with double glazed sliding patio doors, giving access out onto the Rear Garden and raised patio area.

Dining Room:

Dual aspect room, stripped wooden flooring, doubled built-in storage cupboard with both shelving and storage, a wall mounted electric fuse board, double door cupboard housing the gas meter and a power point. Further part wooden and glazed door gives access to the:

Kitchen/Breakfast Room:

Part wooden and single glazed door, giving access into the Conservatory/Sun Lounge. Roll edged work surface in part to four walls with a range of base and drawer units below with further matching wall mounted units over, 1 ½ bowl sink and drain unit inset to the work surface with space and plumbing below for dishwasher, a matching larder style unit; incorporating a Bosch electric double oven with adjacent four ringed gas hob also in set to the work surface with fitted extractor fan and light above, wall recess area for upright fridge/freezer and ceramic flooring.

Breakfast/Utility Area:

Space and plumbing for both washing machine and tumble dryer with adjacent space for upright fridge freezer, a freestanding larder style cupboard, a single radiator and a power point. A part wooden and single glazed door leads to the:

Sun Lounge:

Brick and double glaze construction set under a pitched triple glazed roof with double glazed windows to both the side and rear, a further double glazed double opening French style doors from one side, giving access out onto the raised patio area. A double glazed door from the opposite side, giving access out to the vegetable garden, ceramic tiled flooring, and two wall light points with a further wall mounted electric heater and a power point.

First Floor Landing:

Ceiling with inset loft hatch, giving access to the roof space and storage area, a single door built-in airing cupboard- housing the factory lagged hot water cylinder with slatted shelving and storage above, wall mounted heating and hot water thermostat and controls and a further single door built-in storage cupboard with shelving. Doors off to all first floor accommodation including door to:

Bedroom One:

Dual aspect room, two double door built-in wardrobes, both with hanging rail and separate storage space, door to the:

Ensuite/Shower Room:

Matching suite comprising of low-level WC, pedestal wash hand basin, a walk-in shower cubicle with wall mounted Myra electric shower.

Bedroom Two:

Both double and single door built-in wardrobes with hanging rail, separate storage space and shelving, a single radiator and a power point.

Bedroom Three:

Double sliding door built-in wardrobe with both hanging rail and separate storage space, a single radiator and a power point.

Bedroom Four:

Double glazed window to the front, double sliding door built-in wardrobe with hanging rail, a single radiator and a power point.

Family Bathroom:

Matching suite comprising of low-level WC, pedestal wash hand basin, a panel bath with grab rails, a wall mounted Myra electric shower over.

Outside:

The front garden is accessed via a block paved driveway- which provides off-road parking for a number of cars and leads directly to the Double Garage. The remainder of the front has been laid mainly to lawn, surrounded by earth dug borders containing an array of mature shrubs and bushes.

Rear Garden:

The Rear Garden is enclosed to both sides and rear in part by timber fencing and mature hedges and bushes. There is a raised patio area direct to the back of the property with the remainder being laid mainly to lawn whilst surrounded by earth dug borders containing an array of mature shrubs, trees and bushes. There is a further fenced area which leads to a vegetable plot with a greenhouse and a timber shed with an outside security light and cold water taps.

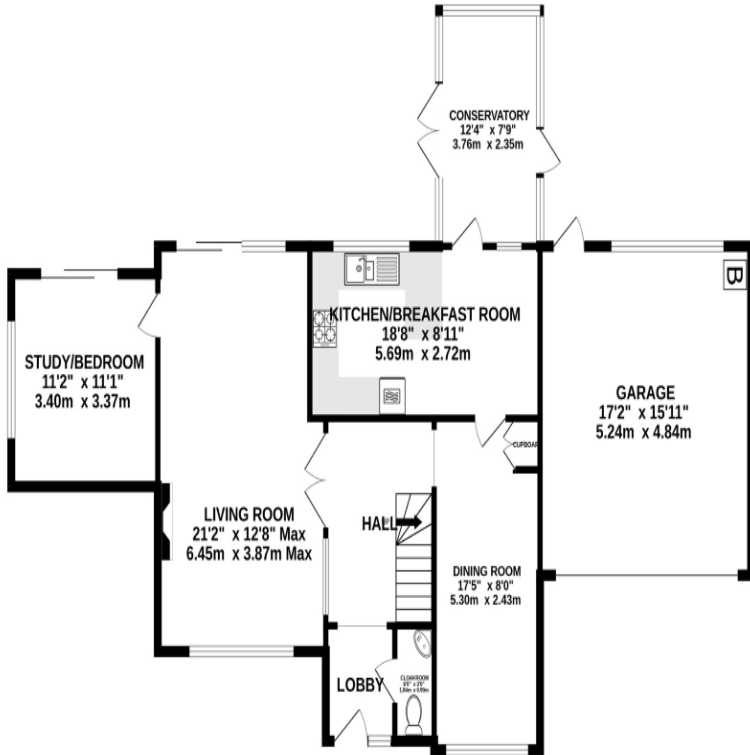
Double Garage:

Accessed via an electrically operated roller door, the Garage has the benefit of both power and lighting with a single glazed window and pedestrian door at the rear. It also has the wall mounted Worcester gas heating and hot water boiler, a small workbench and ample storage.

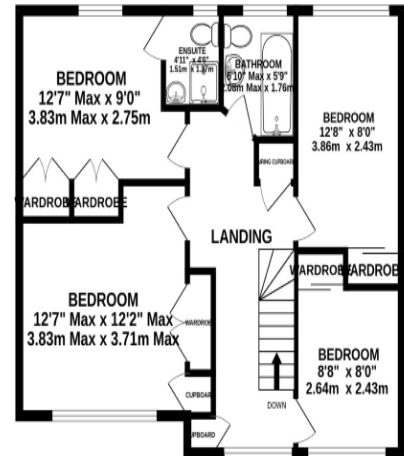




GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Ref: MOS240022

Water Supplier: TBC

Heating: Worcester boiler

Broadband: for supplier and speed we refer to Ofcom.

Coastal Erosion Management in you Area-Gov.uk

Shown were correct at the time of printing.



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