



Sutherland Drive, Eastham

£240,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this spacious family home, offering ample accommodation and the potential to create your dream living space. The property boasts an extended layout that caters perfectly to the needs of modern family living. As you enter through the porch, you're welcomed into a generous hallway that sets the tone for the home's expansive interior. The ground floor features a great sized lounge with open access to a dining room, providing the ideal setting for gatherings with family and friends. Large windows flood the space with natural light, creating a warm and inviting ambiance. Adjacent to the dining room, you'll find a charming conservatory, offering additional living space that could be utilised as a playroom, home office, or simply a cosy spot to unwind and soak in the scenery. The fitted kitchen has a door into a spacious utility room with a downstairs WC, presenting the opportunity to convert it into another useful space, such as a larger kitchen, home gym or hobby room. Ascending to the first floor, you'll discover four bedrooms, providing ample accommodation for the whole family. The master bedroom boasts an ensuite bathroom whilst the remaining bedrooms share access to the family bathroom. Outside, the property offers a driveway and garage, providing convenient parking and storage solutions for vehicles and outdoor equipment. The country cottage garden adds to the charm of the home, offering a delightful oasis to enjoy outdoor activities, gardening, or simply basking in the beauty of nature. In summary, this family home presents an exciting opportunity to create your own haven with plenty of space and potential. Freehold. Council Tax Band B.



#### **Porch**

6'9" (2.06m) x 5'9" (1.75m)

#### **Hallway**

13'7" (4.14m) x 5'11" (1.8m)

#### **Downstairs WC**

3'10" (1.17m) x 3'5" (1.04m)

#### **Lounge**

13'11" (4.24m) x 11'7" (3.53m)

#### **Dining Room**

9'11" (3.02m) x 8'11" (2.72m)

#### **Conservatory**

9'11" (3.02m) x 8'6" (2.59m) Max

#### **Kitchen**

8'10" (2.69m) x 7'6" (2.29m)

#### **Utility Room**

14'10" (4.52m) x 7'1" (2.16m)

#### **Bedroom One**

10'11" (3.33m) x 9'11" (3.02m)

#### **Bedroom Two**

12'10" (3.91m) x 11'4" (3.45m)

#### **Bedroom Three**

8'0" (2.44m) Max x 7'7" (2.31m)

#### **Bedroom Four**

13'4" (4.06m) x 7'7" (2.31m)

#### **Ensuite**

7'8" (2.34m) x 5'0" (1.52m)

#### **Bathroom**

6'0" (1.83m) x 6'0" (1.83m)

#### **Garage**

14'2" (4.32m) x 7'9" (2.36m)









GROUND FLOOR

1ST FLOOR



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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