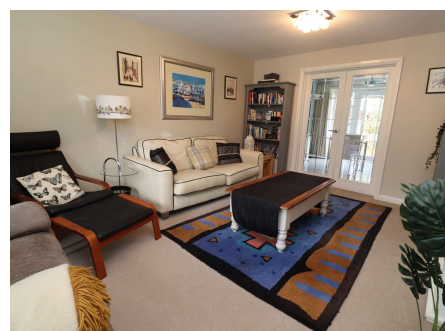




College Way, Eastham

£440,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a picturesque estate lush with trees and situated near a beautiful golf course, this stunning four-bedroom detached home is ready for you to move into. It offers a perfect blend of contemporary living and tranquil surroundings, making it an ideal family home. As you step into the welcoming entrance hall, you are greeted with a sense of space and elegance. The entrance hall leads to an under stairs store, perfect for additional storage needs. Located on the ground floor, the office provides a quiet and private space for working from home. and you will find a conveniently placed wc which ensures ease of access for guests and residents alike. The spacious lounge offers a cozy yet expansive area for relaxation and entertainment. But the heart of the home, is the expansive kitchen with a family dining space. It features double doors that open onto the beautifully manicured garden, seamlessly blending indoor and outdoor living. Upstairs, the home continues to impress with four generously sized bedrooms. The master suite boasts its own en-suite bathroom, providing a private sanctuary for the homeowners. There are three other bedrooms that offer ample space for family members or guests. The exterior of the property is equally impressive, with a pretty, manicured garden to the rear. This outdoor space includes a Pagola Perfect for al fresco dining or enjoying a quiet evening outdoors adding to the garden's charm and privacy. A garage and driveway at the front of the property provides ample parking space for vehicles. Set in a charming estate rich with greenery, this home offers the best of both worlds: a peaceful retreat with the convenience of a nearby golf course and other amenities. This home is in pristine condition, ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this stunning four-bedroom detached house your new home.



Entrance Hall

15'8" (4.78m) x 4'6" (1.37m)

Office

8'0" (2.44m) x 6'1" (1.85m)

Downstairs WC

6'4" (1.93m) x 5'9" (1.75m)

Lounge

18'0" (5.49m) x 11'8" (3.56m)

Kitchen/Family Room

25'2" (7.67m) x 10'3" (3.12m)

Bedroom One

16'2" (4.93m) Max x 11'10" (3.61m)

En-Suite

6'8" (2.03m) x 5'0" (1.52m)

Bedroom Two

11'3" (3.43m) x 9'11" (3.02m)

Bedroom Three

14'7" (4.45m) x 9'0" (2.74m)

Bedroom Four

10'5" (3.18m) x 8'3" (2.51m)

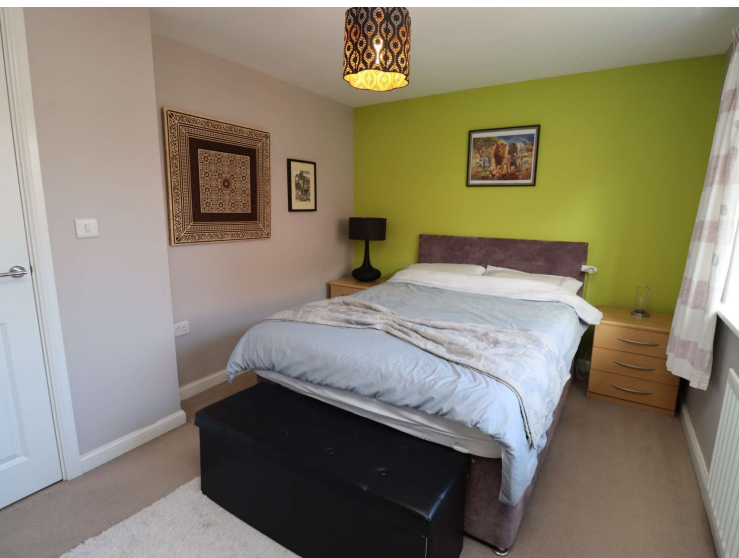
Bathroom

6'10" (2.08m) x 6'4" (1.93m)

Garage

18'2" (5.54m) x 8'8" (2.64m)

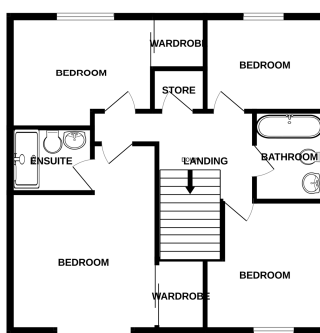
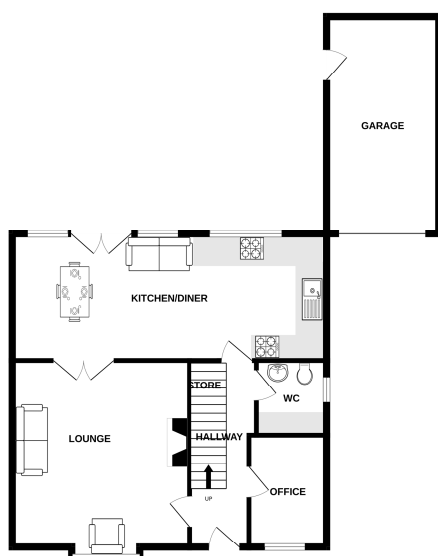






GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.1 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 Plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.