



## **Broadclyst Avenue, Leigh on sea**

IMMACULATE CONDITION: Castle estate agents are pleased to offer for sale this well presented 2 bedroom detached house set on this popular road on the Belfairs estate within easy walking distance to Fairways primary school, local bus routes, shops and access to the A127.

- Detached
- Off street parking x 4 cars
- 4 Piece bathroom
- Immaculate condition
- Gas central heating
- 2 Double bedrooms
- Detached garage
- Through lounge
- Double glazed
- Down stairs WC

**£284,995    Freehold**

## Front aspect

Landscaped with a crazy paved driveway to the side, double wrought iron gates leading down to the detached garage and 2nd gated side access, off street parking x 4 cars, power point, outside lights, uPVC front door with frosted glass insets and side window leading into the main hallway.



## Inner hallway

Stairs leading to the first floor and a storage cupboard beneath housing the gas and electric metres, kardean flooring which extends through to the kitchen and ground floor cloakroom, radiator, power points and telephone point.

## Down stairs WC

Kardean flooring, low level Wc and pedestal wash hand basin with modern half tiled walls, radiator, obscure double glazed window to the side, radiator.



## Through lounge 24'6" by 12'7" (7m 47cm x 3m 84cm) Max

Double glazed uPVC bay window to the front with lead lite above and full length double glazed window and side door to the rear from the dining area opening out to the decked garden, 2 x ceiling rose, 2 x radiators, coving, power points, tv point, feature fire place with wood surround and gas fire inset.



## Kitchen 11'3" by 10'8" (3m 43cm x 3m 25cm) Max

Modern and very well planned fitted kitchen with integrated appliances including a washing machine, dishwasher and fridge freezer. There is a modern inset ceramic one and a half bowl sink with mixer taps, concealed Worcester combination gas boiler serving the radiators and domestic hot water, full range of base cupboards and matching suspended eye level wall units with wood effect work surfaces extending above, extractor fan, tiled splash backs, space for gas cooker and over extractor fan, kardean flooring and double glazed window to the rear with a half glazed door to the side giving access through to the garden and front, inset lighting to the ceiling, radiator



## First floor landing

Double glazed window to the front, obscure double glazed window to the side, built in airing cupboard, access to the loft with power, light, boarding and ladder, power points, doors to all rooms.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

**Bedroom 1** 13'0" by 11'0" (3m 96cm x 3m 35cm) Max  
 Radiator, power points and double glazed window to the rear, a range of fitted wardrobes and dressing area with down lighters, power points, tv point.

**Bedroom 2** 13'0" by 12'9" (3m 96cm x 3m 89cm) Max  
 Radiator, double glazed window to the front, power points, tv point.

**Bathroom**  
 Modern fully fitted bathroom suite comprising white panelled bath, pedestal wash basin and low level Wc, separate double walk in shower with wall mounted mains shower and tiled splash backs, half tiled walls and wood flooring. Radiator, double glazed window to the rear, inset lighting to the ceiling, extractor fan.

**Rear garden**  
 Fully landscaped with two decked areas, mainly laid to lawn, mature shrub borders, outside lights, outside tap, gated side access x 2, door to detached garage.

**Detached garage**  
 Detached garage under a tiled roof with double doors to the front benefiting from power, lighting and loft area, double glazed window to rear aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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