



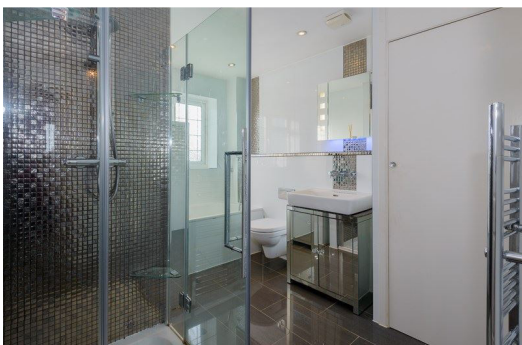
South backing onto farmland! A beautifully appointed four bedroom semi-detached family home that offers a superb contemporary open-plan kitchen/family room with vaulted ceiling. The property has been remodelled and fitted to a high specification throughout and internal inspection is essential!



**Seaview Drive
Great Woking**

Ref: EHW1733

£319,995



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

A coloured lead light uPVC entrance door leads into the:

Porcelain Tiled Entrance Hallway An unusually spacious hallway with dark grey polished porcelain tiled floor. Lipped skirting. Turning staircase to first floor landing. Wall mounted central heating thermostat. Oak doors with contemporary handles give access to understairs storage cupboard and all ground floor rooms. Recess for cloaks storage. Smooth plastered ceiling with recessed LED lighting.

Cloakroom/WC Charcoal porcelain tiled floor, fitted with a two piece suite in white comprising dual flush wc and suspended wash hand basin.

Sitting Room 13'3" x 8'5" (4.04m x 2.57m) Double glazed lead light window to front. Radiator. Lipped skirting. Television aerial point. Smooth plastered ceiling.

Bedroom Four/Reception Area Three 12'0" x 6'7" (3.66m x 2.01m) Access to understairs storage cupboard. Access to cupboard housing meters. Lipped skirting. Radiator. Smooth plastered ceiling with recessed LED lighting.

Bespoke Luxury Fitted Kitchen 19'1" x 10'0" (5.82m x 3.05m) Full width flat headed archway leading through to the Conservatory/Family Room and full width breakfast bar/servery with borrowed light from the Conservatory. The Kitchen has been fitted with a comprehensive range of base, eye level and full height pelmeted contemporary style units with squared edge quartz working surfaces with matching splashbacks and inset one and a quarter bowl charcoal composite sink unit with contemporary style mixer tap and vegetable wash. Floor level LED lighting. Under unit lighting. The cabinets include a wide range of integrated appliances comprising a split level fan assisted electric oven in brushed steel and black with matching convection microwave, built-in wine cooler, Neff dishwasher and Whirlpool washing machine. Space, supply and plumbing for American style fridge freezer. Full height twin larder racks. Corner extra space units. Corner carousel and staggered carousel. Four ring black induction hob with matching splashback and black double width contemporary style extractor canopy with blue LED lighting. Lipped skirting. Charcoal polished porcelain tiled floor. Smooth plastered ceiling with recessed LED lighting.



Conservatory/Family Room 18'2" x 9'5" (5.54m x 2.87m) A full wall of uPVC double glazed windows and French doors overlooking the south facing rear garden and farmland beyond. Charcoal polished porcelain tiled floor. Two vaulted walls with slate tiled backdrop. Four wall light points. Integrated wiring for flat screen television. Slate tiled built-in four seat breakfast bar. Black vertical contemporary radiator. Feature vaulted ceiling with recessed LED lighting. Integrated wiring for surround sound system.



The First Floor Accommodation comprises

Part Galleried Landing Lipped skirting. Access to insulated roof space. Four panel doors lead off to first floor rooms.

Master Bedroom 15'5" x 9'7" (4.7m x 2.92m) excluding built-in wardrobe cupboards. Double glazed lead light window to rear overlooking farmland. Radiator. Floor to ceiling mirror fronted wardrobe cupboard with hanging and shelved storage space. Smooth plastered ceiling with recessed directional halogen lighting.



Bedroom Two 10'0" x 9'7" (3.05m x 2.92m) Double glazed lead light window to front. Radiator. Coved cornice to smooth plastered ceiling.

Bedroom Three 9'3" x 7'0" (2.82m x 2.13m) uPVC double glazed lead light window to front. Radiator. Smooth plastered ceiling.



Luxury Spa Style Family Bathroom Obscure uPVC double glazed lead light window to rear. The Bathroom has been professionally planned and fitted with a four piece suite comprising tiled panel enclosed bath with integrated Bristan controls and tap and separate shower attachment, suspended wash hand basin with mirror fronted cabinet beneath, integrated dual flush cistern and metallic ceramic fully tiled corner shower cubicle with glazed doors and rainwater and hand held directional shower. Chrome heated towel rail. Access to airing cupboard. Polished porcelain tiled floor. Full tiling to all walls with inset metallic mirror finished mosaic tile features and aluminium edging. Smooth plastered ceiling with extractor fan and recessed spa lighting.



To the outside of the property

The garden enjoys a due southerly aspect and commences from the Conservatory/Family Room with a full width decked patio terrace ideal for dining 'al fresco' with integrated LED lights. The remainder of the garden is laid to lawn with hard standing for timber garden shed. Fencing to both side boundaries and rear. Timber gated side access to the front of the property. External water supply.

The front of the property has a generous double width private driveway.

EPC - C

The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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