

**3 Bluestone Way,
Sutton-On-Sea, LN12 2UU**

Reduced To £210,000



****New Price £210,000**** We offer for sale this spacious, modern detached three bedroom house, situated in a pleasant residential position within the coastal village of Sutton on Sea. The property is also situated within easy reach of Sandilands the Beach & Sandilands 18 hole Links Golf Course.

The property has the benefit of Gas fired central heating and UPVC double glazed windows and doors. Internally the well laid out internal accommodation consists of:

Front Entrance Door to:

Hallway

Spacious hallway with staircase to first floor landing. Understairs storage cupboard. Radiator. Single power point. Telephone point.

Lounge

13'7" x 12'0"

Box bay window to front. Feature fireplace with live fuel effect gas fire. Radiator. 3 Double power points. Double opening 'French' doors to:

Dining Room

10'2" x 8'7"

Radiator. 2 Double power points. Door to Kitchen and sliding patio doors to:

Conservatory

11'4" x 10'9"

Radiator. 3 Double power points. Tiled floor. Double opening 'French' doors leading out on to the rear garden.

Kitchen

11'1" x 8'8"

Modern kitchen comprising of fitted wall and base units with work surfaces over. Breakfast bar. One-and-half bowl ceramic sink unit and drainer with mixer tap. Plumbing for automatic washing machine. Radiator. 3 Double power points. Electric cooker point. Part tiled walls. Programmer & room thermostat controls for the central heating system. UPVC door to the rear garden.

Arranged from the hallway is door to:

WC

6'8" x 4'7"

With w.c. and hand basin. Radiator. Door to Garage.

Landing

Loft access. Built in storage cupboard. Radiator. Single power point. Doors to:

Bedroom 1

10' x 9'11"

Box bay window to the front. Radiator. 2 Double power points. Built in wardrobes with double opening doors. Fitted wardrobes and bridging unit. Door to:

En-suite Shower Room

Shower cubicle with mains mixer shower. W.C. and pedestal wash hand basin. Light with shaver point. Radiator. Part tiled walls. Extractor fan.

Bedroom 2

13'1" x 9'9"

Built in storage cupboard. 2 Radiators. 2 Double power points.

Bedroom 3

8'8" x 8'6"

Radiator. 2 Double power points.

Bathroom

5'10" x 5'9"

Consisting of panelled bath, pedestal wash hand basin and low level flush w.c. Part tiled walls. Radiator. Light with shaver point. Extractor fan.

Outside

To the front of the property is a well maintained lawned garden edged with plants and shrubs. To the rear of the property is the enclosed rear garden which is once again laid to lawn and has a paved patio area to the side of the conservatory. It is also edged to the sides with mature plants and shrubs and has a timber shed..

Driveway

Gravelled driveway providing ample parking space.

Garage

18'10" x 9'3"

With up and over door and rear access door. Power and lighting. Loft access. 'Veissman' gas fired combination boiler which supplies the central heating and domestic hot water.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

Making an Offer

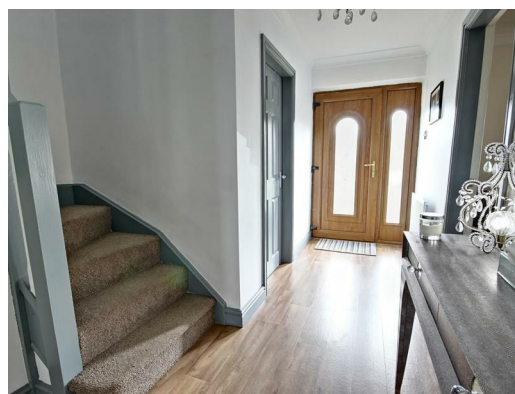
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

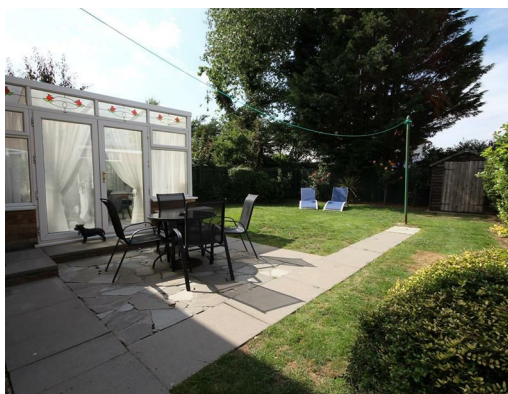
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

All details also available on our website www.choiceproperties.co.uk

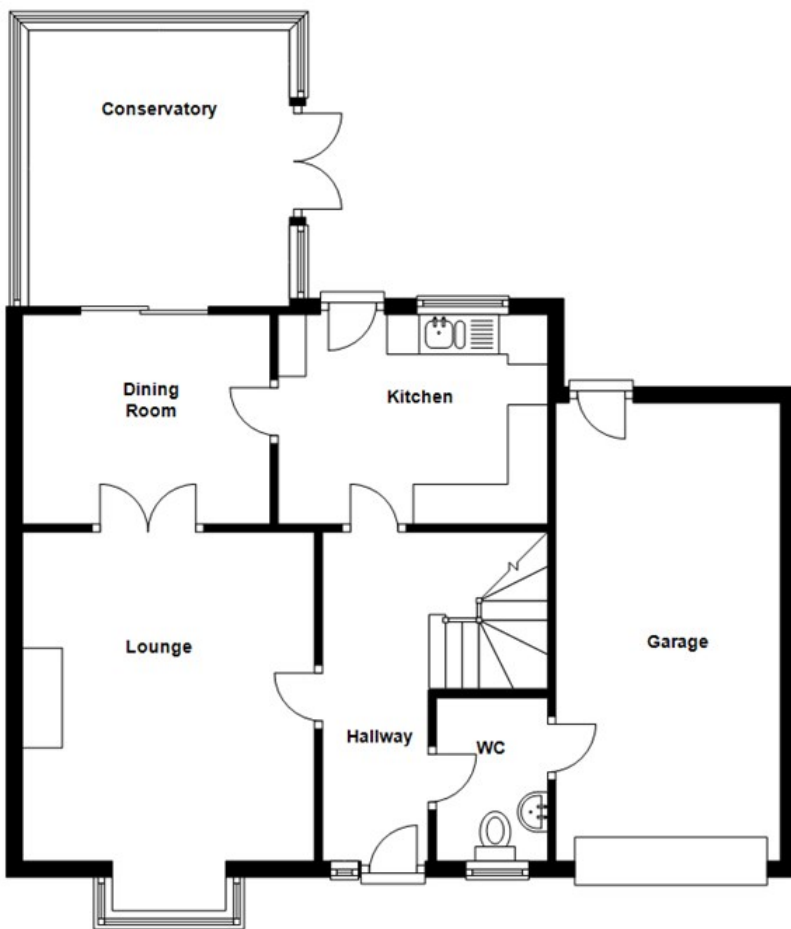
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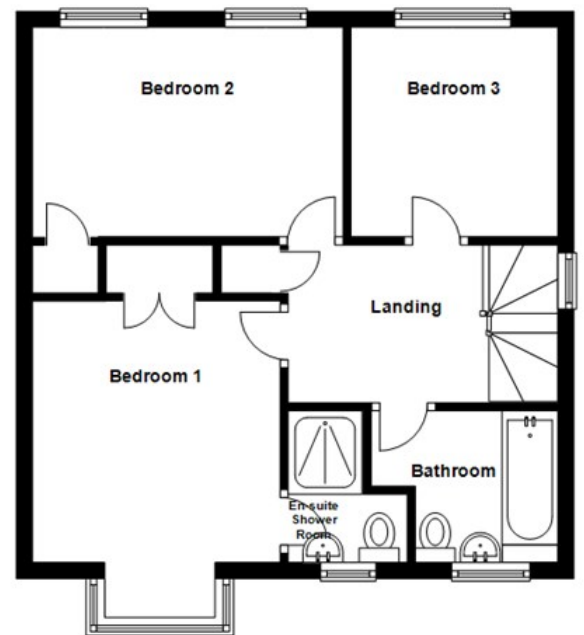




Ground Floor



First Floor



Directions

From our office head right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Take your first left ,after the turning for the beach and golf course (Sea Lane), into Bluestone Way. Number 3 can be found a short distance along on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C	71	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

