



# Merrington Close, New Hartley



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £550,000

## Description

RARE TO THE MARKET IS THIS OUTSTANDING FOUR BEDROOM DETACHED BUNGALOW OCCUPYING A SIZEABLE PLOT WITH FANTASTIC OPEN VIEWS SITUATED IN NEW HARTLEY

Brannen & Partners are delighted to bring to the market this wonderful four bedroom detached bungalow situated within a quiet cul-de-sac in New Hartley. Boasting a large private plot with stunning open views to the rear, immaculately presented spacious accommodation, three bathrooms, modern interiors and driveway parking for multiple cars. Must be seen to appreciate the standard of finish.

Briefly comprising: Entrance to a welcoming hallway leading to all rooms. Firstly the spacious living room is bright and airy with an attractive media wall housing an inset remote electric fire and TV. Boasting a dual aspect with a bay window to the front and sliding patio doors opening out to a decked patio within the rear garden, both with stylish fitted shutters. Double doors lead to the well equipped kitchen/diner, modern wall and base units provide storage as well as integrated appliances which include an induction hob, double oven, dishwasher and fridge/freezer. A set of sliding patio doors open out to the patio.

A handy utility room is off the main hallway, offering additional storage, sink, plumbing for a washing machine, tumble dryer and a door out to the side of the property. From here the third bedroom can be accessed, double in size and overlooking the front of the property. This room benefits from an en-suite shower room.

There are three further double bedrooms, two of which are generous in size with fitted sliding wardrobes and both have wonderful open views over the rear gardens and fields beyond. There are sliding patio doors in both bedrooms which open out to a raised decking area providing a wonderful area to enjoy the open aspect.

The primary bedroom boasts a stunning en-suite, comprising a freestanding bath, separate walk in shower, hand basin within a vanity unit, W.C. and heated towel rail. The family bathroom is generously proportioned, this comprises a bath, separate walk in shower, hand basin, W.C. and two heated towel rails.

Occupying a large private plot, this property enjoys a stunning outlook to the rear overlooking open fields. Well maintained gardens boast multiple seating/entertaining areas which include composite and timber decked patios, hot tub, wooden barrel sauna, easily maintained artificial grass and mature planting. To the front is a garden and a large gravelled driveway offering parking for multiple cars.

Situated within a quiet-cul-sac in New Hartley, this location offers a wide range of amenities, good schooling and various transportation links to the City Centre as well as other coastal towns. Seaton Sluice and its beautiful coastline is only a short drive.

## Entrance Hallway

### Living Room

21'8" x 15'8"

### Kitchen/Diner

21'0" x 11'6"

### Utility Room

9'5" x 6'5"

### Bedroom One

19'7" x 12'9"

### En-suite

8'7" x 7'10"

### Bedroom Two

12'9" x 11'6"

### Bedroom Three

10'7" x 9'0"

### En-suite

7'6" x 3'10"

### Bedroom Four

10'4" x 8'5"

### Bathroom

12'0" x 9'4"

### Externally

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### Tenure

Freehold

