CARTERS
ESTATE AGENTS



147 Park Lane

ST8 7PN

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Offers in excess of £400,000

NO ONWARD CHAIN!

Here at Carters, we are delighted to welcome this beautiful 3/4 bedroom detached home to the market. Situated in a desirable location towards the top of Park Lane, this fantastic property enjoys stunning field views to the rear, with lovely walks just a short distance away.

Upon entering, you are welcomed into a generous kitchen and breakfast area, complete with a fabulous skylight that floods the space with natural light. Through the inner hallway, there is additional space for appliances, along with a spacious room currently set up as a cinema room, which could alternatively be utilised as a fourth bedroom. The kitchen features bi-fold doors opening into a spacious living/dining area, enhanced by a recessed ceiling with integrated LED lighting. Also accessed from this area is a versatile study/boot room, a downstairs W.C. and useful under stairs storage.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from patio doors opening onto a balcony, providing the perfect spot to enjoy your morning coffee while taking in the beautiful field views. Bedroom two features built-in wardrobes, while bedroom three benefits from fitted wardrobes and a shelf beneath the window, creating an ideal dressing area. The modern family bathroom boasts a stylish finish, featuring a double walk-in shower and a double vanity basin unit with integrated storage and LED lighting.

Externally, the front of the property offers a generous driveway providing parking for multiple vehicles. To the rear, a beautifully designed garden offers a fantastic space for relaxing and entertaining, a perfect area for outdoor furniture, artificial grass with stepping stones, and a decking area currently arranged for a hot tub and complete with a garden gazebo.

This wonderful home offers versatile living accommodation, stylish features and a beautiful setting, making it a property not to be missed.

Call Carters now on 01782 470391!

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Porch
Composite door to the front elevation. UPVC double glazed window to the side elevation.
Coving to the ceiling. Radiator. Laminate flooring.

Kitchen/Diner
20" x 16'10" (6.10m x 5.13m)
UPVC double glazed sky lantern.
Recessed ceiling down lights. High gloss fitted kitchen with wall and drawer units and laminate work surfaces. Splash back. Ceramic 1.5 sink with a mixer tap and drainer. Breakfast island with base units and pop up power sockets. Built in double electric cooker. Electric four ring hob with extractor fan. Space for double fridge/freezer. Space off the kitchen with laminate work surfaces and integrated dishwasher. Laminate flooring. Access into the living/diner through folding doors.

Inner Hallway
Recessed ceiling down lights. Access to the utility room, boiler room and cinema room. Laminate flooring.

Utility Room
7'2" x 4'1" (2.18m x 1.24m)
High gloss wall units. Laminate work surfaces. Space for a washer and dryer. Storage cupboard. Laminate flooring.

Cinema Room
13'11" x 11'3" (4.24m x 3.43m)
Recessed ceiling down lights. Recess space for storage and additional power sockets.
Two radiators. Carpet.

Living/Dining Room
21'6" x 13'9" (6.55m x 4.19m)
UPVC double glazed French doors to the rear elevation with fitted shutter blinds.
Recessed ceiling down lights. Suspended ceiling with LED lighting. Recessed media wall with modern electric log burner style fire.
Two radiators. Laminate flooring. Access to the stairs and landing. Access down a few steps to an under stairs storage cupboard and downstairs W.C.

Study/Boot Room
9'5" x 7'8" (2.87m x 2.34m)
UPVC entrance door to the side elevation. UPVC double glazed window to the side elevation.
Recessed ceiling down lights. Radiator. Laminate flooring.

Downstairs W.C
UPVC double glazed window to the side elevation.
Fully tiles walls. Wall mounted wash hand basin. Mid-level toilet. Wall mounted electric heater. Tiled flooring.

Landing
Two UPVC double glazed windows to the side elevation with fitted blinds.
Recessed ceiling down lights. Access to the loft. Storage cupboard with shelving. Radiator. Carpet.

Bedroom One
13'10" x 12'8" (4.22m x 3.86m)
UPVC double glazed sliding patio doors to the rear elevation with fitted shutter blinds. Access to the balcony.
Recessed ceiling down lights. Radiator. Carpet.

Bedroom Two
11'6" x 7'9" (3.51m x 2.36m)
UPVC double glazed window to the front elevation.
Coving to the ceiling. Recessed ceiling down lights. Built in wardrobes with high gloss sliding doors and feature lighting inclusive of shelving and clothes rails.
Radiator. Laminate flooring.

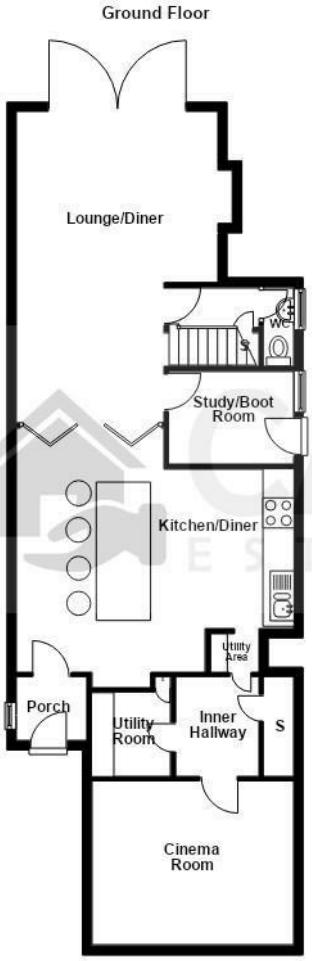
Bedroom Three
8'11" x 7'11" (2.72m x 2.41m)
UPVC double glazed window to the front elevation.
Fitted wardrobes and fitted base and drawer units. Radiator. Carpet.

Bathroom
UPVC double glazed window to the side elevation.
Recessed ceiling down lights. Three piece suite comprising of a double walk-in shower enclosure with a shower niche, double vanity basin unit with storage and LED lights and a recessed toilet. Fitted mirrored storage cupboard above the vanity unit, Fully tiled walls. Heated towel rail. Tiled flooring.

Externally
To the front is a block-paved driveway with parking for multiple vehicles. Gate access down both sides of the property.
The back garden is landscaped with porcelain tiles, artificial grass and decked area for a hot tub and a wooden garden gazebo. There are also raised borders inclusive of plants and shrubs. Outside lighting.

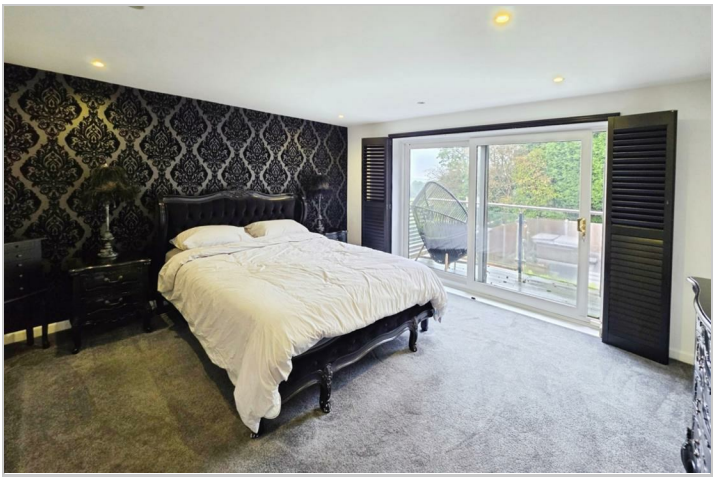
Additional Information
Freehold. Council Tax Band E. Sq ft TBC.

Disclaimer
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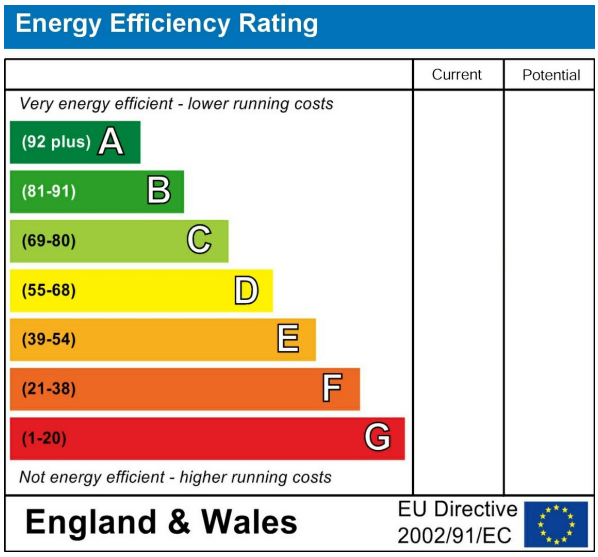
Road Map

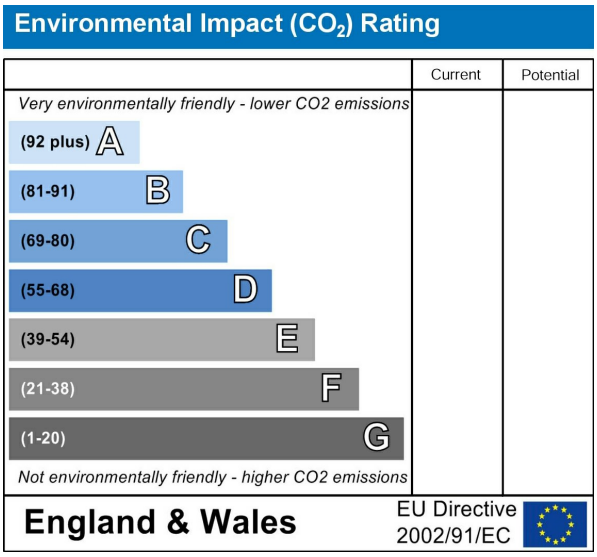


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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