



Manor Court

Newbiggin-by-the-sea

A well presented three bedroom detached family home in the popular seaside town of Newbiggin by the Sea. The property consists of a spacious living room, a dining room, large conservatory, fitted kitchen, utility and WC on the ground floor. To the first floor there are three good sized bedrooms, the master with dressing room and ensuite, and a family bathroom. Externally you will find a rear garden laid mainly to lawn and a front garden with driveway to the integral garage. This lovely property is available with no onward chain.

£220,000

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PROPERTY DESCRIPTION

ENTRANCE

Composite entrance door.

CLOAKS/WC off utility

Low level WC, pedestal wash hand basin, tiling to floor, extractor fan, part tiling to walls, single radiator.

LOUNGE 10'6 (3.20) x 13'6 (4.12)

Double glazed window to front, single radiator, built in storage cupboard, television point, coving to ceiling.

DINING ROOM 8'0 (2.44) x 8'0 (2.44)

Double glazed patio doors to conservatory.

KITCHEN/DINING ROOM

Double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, space for fridge/freezer, vinyl flooring, archway to utility.

UTILITY ROOM

Plumbed for washing machine, single radiator, vinyl.

CONSERVATORY

Dwarf wall, double glazed windows, double radiator.

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 8'8 (2.64) x 10'7 (3.22) plus dressing area 4'7 x 6'8

Double glazed window to front, single radiator.

EN SUITE

Double glazed window to rear, low level WC, wash hand basin (set in vanity unit), single radiator, large shower cubicle, mains shower, part tiling to walls, vinyl to floor.



BEDROOM TWO 10'7 (3.22) x 10'1 (3.07)

Double glazed window to front, single radiator, built in cupboard.

BEDROOM THREE 11'10 (3.61) x 6'2 (1.88)

Double glazed window to rear, single radiator.

BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, single radiator, part tiling to walls, vinyl flooring.

FRONT GARDEN

Laid mainly to lawn, driveway leading to garage, block paved.

REAR GARDEN

Laid mainly to lawn, patio area, garden shed.

GARAGE

Single, attached, up and over door.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Garage, allocated parking space.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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