

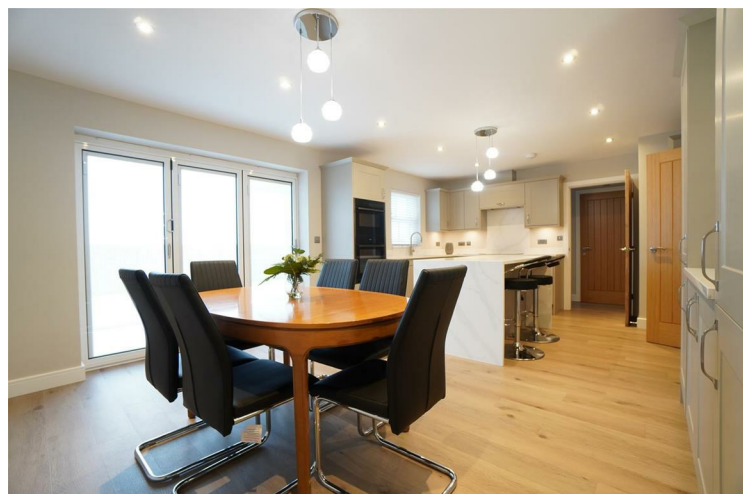


18 Watson Drive Eastrington DN14 7YU

£490,000
FREEHOLD

This immaculately presented, newly built, detached family home, is located on the much sought after Watson Drive development in the popular village of Eastrington, built by Dimmack Brothers Ltd approximately 10 months ago. The property stands at the head of the development, overlooking Eastrington playing fields to the rear, offering a delightful and peaceful position. The property offers generous family accommodation finished to an extremely high standard and comprises, entrance hall, cloakroom, lounge, kitchen/dining/family room, utility, five bedrooms two with en-suites and a house bathroom. Outside there is a gravelled driveway providing ample off street parking, garage and a fully enclosed rear garden. The current owner has had fitted blinds installed throughout the property, made to measure curtains in the lounge, hallway and front bedrooms, fitted wardrobes in two of the bedrooms, fitted study furniture in the 5th bedroom and upgrades to the kitchen and utility room. Measuring at approx 2,431.39.

EPC: B



- An exceptional detached family home
- Located on this much sought after development in Eastrington
- Built by well renowned builders Dimmack Brothers
- Extremely high quality
- 5 Bedrooms, two with en-suites
- Bi-fold doors from kitchen
- Handy utility room with integrated appliances

Description

The property has the benefit of the following;

Gas central heating
Under floor heating to ground floor
Box sash UPVC double glazed windows
Endurance Solid & secure composite front and rear doors.
Aluminium bifold doors in Kitchen
Security alarm
Zoned spotlights to kitchen area
Oak handrails & Newel caps and Oak doors throughout
Turfed rear garden & patio
2 large upstairs storage cupboards with automatic lighting
Large under stairs storage area
Full fibre superfast Broadband installed
Outdoor tap and external lighting
Outdoor electric point to rear of house
Driveway suitable for 3 cars
Open views to the rear of the property
Garage with direct access into the utility room as well as external access

Entrance Hall

A bright and welcoming hallway with generous understairs storage with automatic lighting. Mountain oak luxury vinyl flooring tiles and new full height door curtain. Staircase takes you to the first floor.

Lounge

A generous reception room featuring mountain oak LVT flooring, bespoke Roman and privacy blinds, new full height curtains. TV and media points.

Kitchen/Dining/Family Room

An impressive bright living space fitted with a comprehensive range of base and wall units in pebble grey with quartz worktops and splashback. Matching waterfall Island unit with drawers to one side and a breakfast bar. Inset stainless steel sink with 'Quooker' tap. Integrated 'Neff' dishwasher and full height fridge and full height frost-free freezer. 4 ring ceramic 'Neff' hob with concealed extractor fan above. Full height housing unit with electric "Slide & Hide" 'Neff' oven and combination microwave. A feature dresser with glass display cabinetry with timber drawers and spice rack compliments the dining space. Mountain oak luxury vinyl oak effect flooring. Venetian blind to the kitchen window and integral Venetian blinds in the bi-fold doors.

Utility Room

A range of base and wall units finished in pebble grey laminate with quartz worktop and splashback. Inset stainless steel sink with pull out hose style tap. Bench seating with shoe storage and fitted coat hooks. Integrated Bosch washing machine and heat pump tumble dryer. Larder unit. Mountain oak effect luxury vinyl flooring. Access to the garage. Venetian blind to window.

Cloakroom

Stylish white vanity wash hand basin and low flush w.c with a concealed cistern. Oak effect luxury vinyl flooring. Venetian blind to window.

Landing

A spacious landing with two storage cupboards with automatic lighting. Access to the loft space, which is fully boarded and has the benefit of a loft ladder. Wool carpets.

Master Bedroom

A pleasant front facing room with new sliding wardrobes, wool



- New fitted blinds and curtains
- Under floor heating throughout the ground floor
- Measuring approximately 2,431.39 sq ft

fitted carpet, bespoke Roman and privacy blinds, new full height curtains and TV point. One central heating radiator.

En-Suite

A contemporary suite with a fully tiled double walk in shower enclosure and dual head showerhead system. Vanity wash hand basin with large drawers below and low flush w.c. Walls tiled to half height and ceramic tiled flooring. Illuminated wall mounted mirrored cabinet. Extractor fan and inset ceiling lights. Chrome heated towel rail.

Bedroom Two

Rear facing double bedroom with wool carpet, bespoke Roman and privacy blinds and TV point. One central heating radiator.

En-Suite

A modern white suite with a fully tiled single shower enclosure. Vanity wash hand basin with drawers below and low flush w.c. Remaining walls tiled to half height. Wall mounted illuminated mirrored cabinet. Chrome heated towel radiator. Inset ceiling lights and an extractor fan.

Bedroom Three

Rear facing double bedroom with new sliding wardrobes, wool carpet, bespoke Roman and privacy blinds, new full height curtains and TV point. One central heating radiator.

Bedroom Four

Rear facing double bedroom with wool carpet, bespoke Roman and privacy blinds and TV point. One central heating radiator.

Bedroom Five/Study

Rear facing room fitted with custom-made desk, cupboards, drawers, shelving, separate storage unit, mountain oak LVT flooring, bespoke Roman and privacy blinds. One central heating radiator.

Bathroom

Modern stylish bathroom suite with large fully tiled corner shower cubicle and separate bath with tiled surround. Vanity wash hand basin and low flush w.c. Wall mounted illuminated mirrored cabinet. Fully tiled walls and flooring in marble effect. Inset ceiling lights and extractor fan. Chrome heated towel rail.

Garage

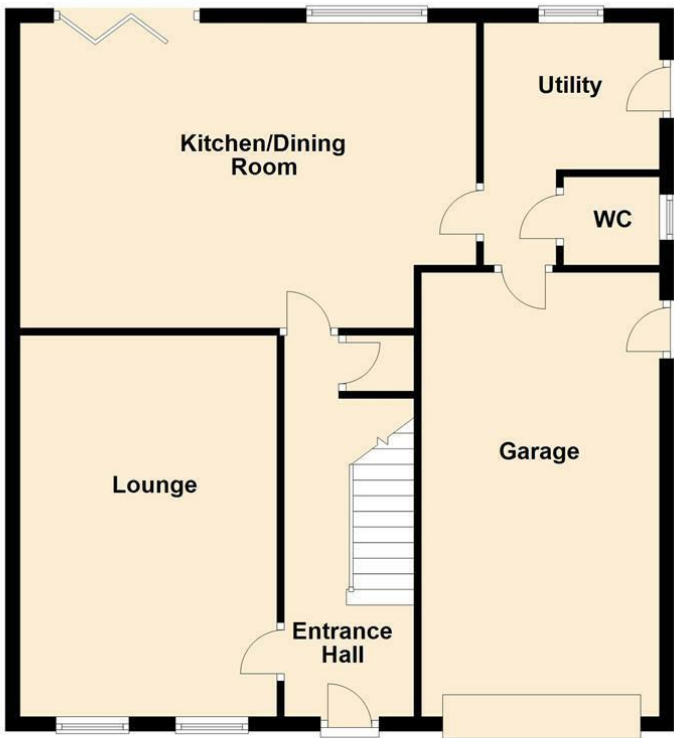
Remote control up and over access door. Internal access into the utility room. Gym mat flooring. TV point. Three double power points and automatic lighting. Wall mounted Valliant gas boiler.

Gardens

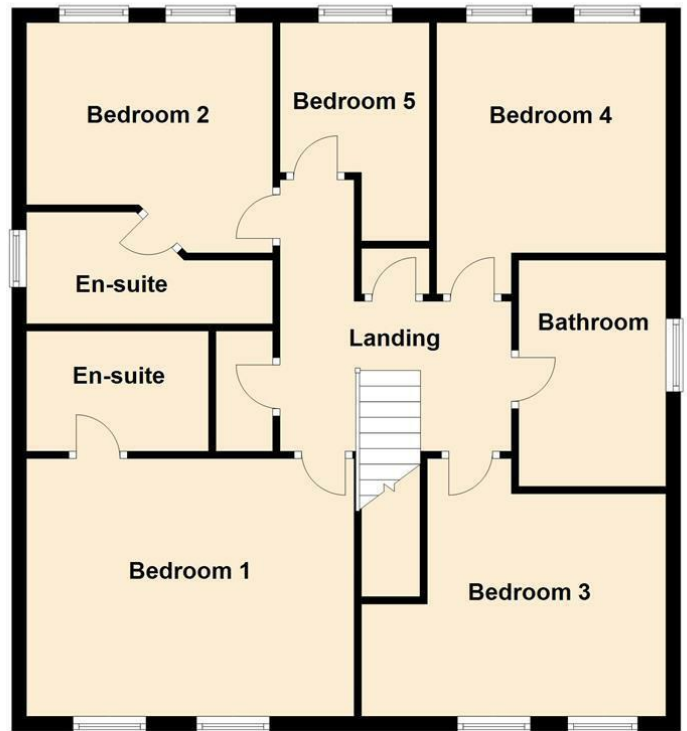
A generous driveway provides ample off-street parking and access to the integral garage. Gated pathways lead to a fully enclosed rear garden with lawn and paved patio seating area with outdoor tap and external power points.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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