



Eastchurch Road, Palm Bay.

£285,000

**PERFECT FAMILY HOME SITUATED ON THE EVER POPULAR PALM BAY DEVELOPMENT.**

Four bedroom detached home located in the heart of Palm Bay, close to local shops, bus routes, beaches, schools and amenities.

Xpertagents are pleased to offer this wonderful family home which has been extended by the present owners and now offers good sized family accommodation throughout.

On the ground floor there is a entrance hall which gives access to the garage and utility room, the inner hallway has a staircase leading to the first floor, ground floor cloakroom large storage cupboard and doors leading to reception rooms and the kitchen.

Both dining room and lounge are a good size and located at the rear of the property and both have sliding patio door leading into the large recently added 24ft conservatory which leads out into the private rear garden.



On the first floor a large bright landing leads to all rooms. The main bedroom which is rear facing is a good size and over looks the rear garden.

Bedroom two is also rear facing with a rear aspect, two further bedrooms are located at the front of the property.

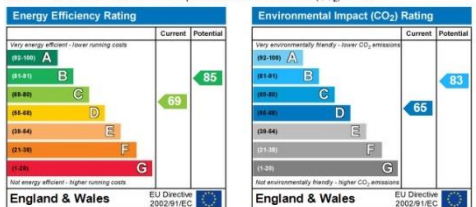
The large family bathroom accommodates a four piece suite including, bath, corner shower, WC and hand basin.

The rear garden is private and well laid out with patios and lawned area with shingled flower beds to both sides and feature wooden sleepers.

To the front there is a lawned garden with drive leading to garage.



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



Hallway  
Utility room  
2.03m (6'8") x 1.47m (4'10")

Inner Hall

Cloakroom

Lounge  
4.29m (14'1") x 4.14m (13'7")

Dining room  
3.89m (12'9") x 3.45m (11'4")

Kitchen  
3.94m (12'11") x 2.97m (9'9")

Conservatory  
7.16m (23'6") x 2.97m (9'9")

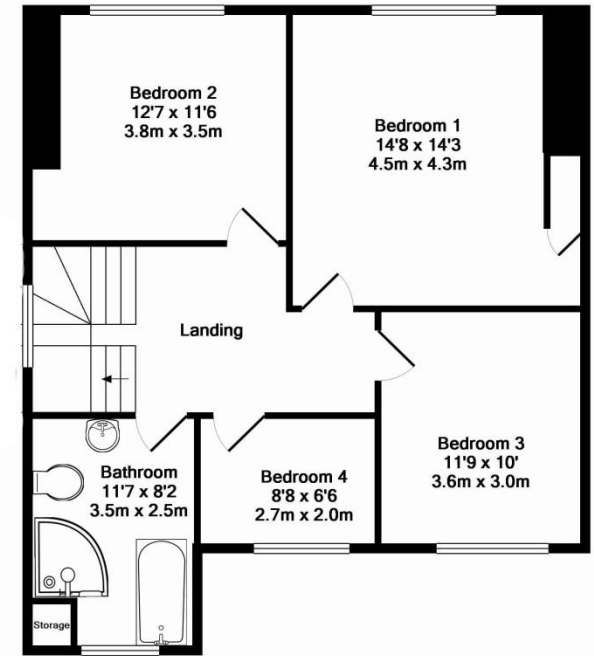
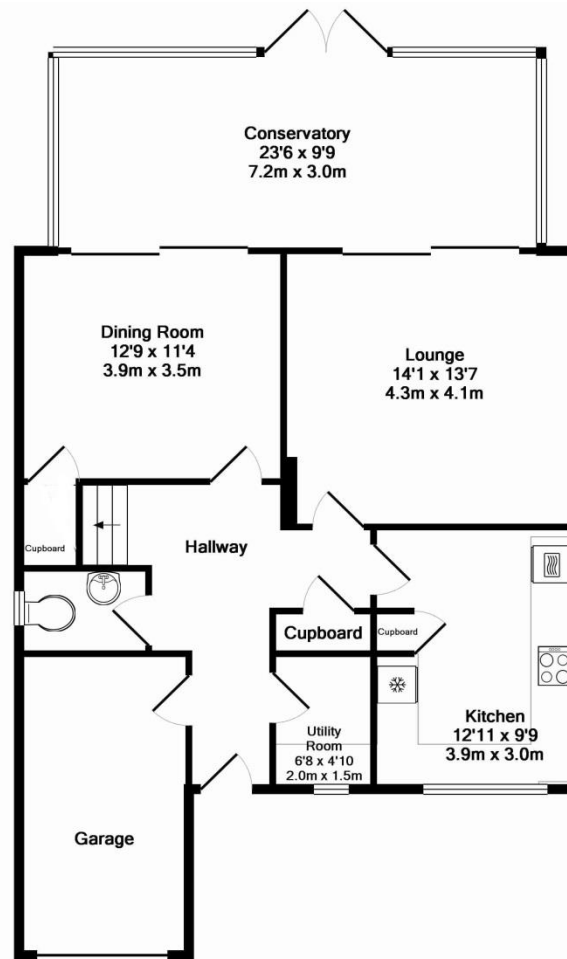
Bedroom one  
4.47m (14'8") x 4.34m (14'3")

Bedroom two  
3.84m (12'7") x 3.51m (11'6")

Bedroom three  
3.58m (11'9") x 3.05m (10'0")

Bedroom four  
2.64m (8'8") x 1.98m (6'6")

Bathroom  
3.53m (11'7") x 2.49m (8'2")



Xpert service | realistic fees



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