



OVERBRAE MAIN ROAD HAVENSTREET, PO33 4DH

£1,250,000
FREEHOLD

This stunning 5-bedroom detached home is located in the charming village of Havenstreet. This property offers a spacious and airy feel throughout and boasts a unique feature of backing onto open countryside, providing a picturesque view and a sense of tranquillity. The property's immaculate condition and versatile layout make it ideal for families looking for a modern and private retreat.

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SALES & LETTINGS

OVERBRAE MAIN ROAD

- 5 bedroom detached modern home
- Beautifully presented throughout
- Versatile accommodation
- Large garden and private drive
- Underfloor heating



Double doors to

Entrance hallway

Light and bright entrance hallway. Under floor heating. Tiled flooring. Under stairs cupboard. Stairs to first floor. Doors to:

Lounge 5.58 x 3.87 (18'3" x 12'8")

Double glazed window to side aspect. Recessed log storage. Built in feature log fire. Over sized double glazed doors to sun room. Under floor heating.

Sun room 3.97 x 4.02 (13'0" x 13'2")

Double glazed window to side aspect. Bi-fold doors to patio and mature garden. Sliding doors to kitchen.

Kitchen / diner 7.42 x 5.36 (24'4" x 17'7")

Beautifully fitted Nolte kitchen with a fitted Island. Incorporating drawers, floor and wall units. Twin Neff ovens. Ceramic 5 ring hob with extractor over. Sink and drainer with mixer tap. Fitted dishwasher.

Utility room 3.91 x 2.50 (12'9" x 8'2")

Built in storage. Space and plumbing for washing machine. Pressurised water cylinder. Wall hung Vaillant boiler. Tiled flooring. Door to garden and integral garage.

Play room / store room 2.44 x 3.67 (8'0" x 12'0")

Double glazed window to front aspect. Built in recess storage. Tiled flooring with under floor heating.

Sitting room 7.56 x 4.31 (24'9" x 14'1")

Large patio doors to garden. Under floor heating. Sliding patio doors to sun room.

Bedroom 3.63 x 3.98 (11'10" x 13'0")

Double glazed windows to both front and side aspects. Under floor heating.

Shower room

Walk in shower. Feature corner sink with vanity storage. Low level WC. Double glazed window to front aspect. Tiled flooring. Under floor heating.

Stairs to first floor

Landing / study / additional relaxing area

Fabulous sitting and relaxing area with patio doors to large balcony. Hallways lead to bedrooms. Linen cupboard.

Bedroom 3.97 x 3.02 (13'0" x 9'10")

Double glazed windows to rear aspect.

Bedroom 3.96 x 3.06; (12'11" x 10'0");

Double glazed window to front aspect.

Bathroom 2.88 x 1.68 (9'5" x 5'6")

Fitted with P shape bath with shower attachment. Built in vanity storage with sink over. Additional storage. Low level WC. Part tiled.

Bedroom 3.09 x 3.03 (10'1" x 9'11")

Double glazed window to front aspect. Built in wardrobes. Door to:

WC

Low level WC. Feature hand basin.

Master bedroom 3.76 x 4.34 (12'4" x 14'2")

Double glazed window to rear aspect. Door to en-suite. Open to:

Dressing area 3.51 x 2.23 (plus wardrobes)

(11'6" x 7'3" (plus wardrobes))

Double glazed window to rear aspect. Built in wardrobes. Storage into eaves,

En-suite bathroom 3.25 x 3.04 (10'7" x 9'11")

Over sized walk in shower enclosure. Low level WC. Free standing bath with shower attachment. His and hers sink with mixer taps and storage area under. Heated towel rail.

Outside

Studio

Kitchen / lounge area 4.49 x 5.66: Door to rear. Windows to rear and side aspects. Bank of fitted units. Door to Study / bedroom / play area 3.16 x 2.94. Door to further room 3.84 x 2.88 , door to side aspect. Decked seating area to rear.

Garden

Wrap around garden mainly laid to lawn with mature trees and borders open countryside. . Patio area. Greenhouse.

Front:

Gravel drive from road with ample parking for several cars.

Garage: Up and over door.

Additional information

Mains: electric, water and gas. Private drainage system.

Underfloor heating.

OVERBRAE MAIN ROAD







GROUND FLOOR
1848 sq.ft. (171.7 sq.m.) approx.



1ST FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA: 3086 sq.ft. (286.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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SALES & LETTINGS

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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