

## 30 Pointfields Crescent, Hakin

£430,000 Freehold

Beautiful four-bedroom detached home on a generous plot with stunning estuary views, spacious interiors, modern kitchen, two bathrooms, and tranquil setting in desirable Pointfields Crescent.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Situated in Pointfields Crescent, this beautifully presented four-bedroom detached home offers uninterrupted, elevated views across the stunning Haven Estuary. Set on a generous plot, this property combines elegant living with a tranquil setting, making it a perfect choice for families or those seeking a peaceful retreat with exceptional surroundings.

The home has been immaculately decorated and maintained to a high standard throughout, offering light-filled and spacious accommodation. The ground floor features a welcoming entrance hallway leading to a stylish lounge with picture windows framing the estuary views. A modern, well-appointed kitchen with integrated appliances opens into a dining area, ideal for entertaining or enjoying relaxed family meals. Additionally, the ground floor benefits 1 bedroom and family bathroom.

Upstairs, the property boasts 3 further bedrooms, one benefitting from an en-suite, along with a second family bathroom.

With breathtaking estuary views, a substantial plot, this home is a rare find and must be viewed to be truly appreciated. This is an outstanding opportunity to secure a dream home in a desirable waterside location.

**Hallway**

Timber flooring, stairs

**Kitchen-diner**

Matching base and wall units with integrated appliances, dining area with raised ceiling, uPVC double glazed window to the side, double glazed uPVC window above sink, vinyl flooring

**Utility room**

Vinyl flooring, uPVC door with glass panel insert to the rear

**Living room**

Open plan space, large double glazed uPVC bay window to the front frames stunning views over the Haven Estuary, multi fuel log burner, timber flooring, door with glass panel insert leading to rear porch

**Porch**

Double glazed uPVC units with double glazed uPVC door, tiled flooring

**Sitting room**

Large double glazed uPVC bay window to the front frames stunning views over the Haven Estuary, fitted carpet

**Bathroom**

Part tiled walls, tiled flooring, bath with overhead shower, hand basin, close coupled toilet, 2 x double glazed uPVC windows to the rear

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the rear

**Landing**

Fitted carpet

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the front

**En-suite**

Fully tiled, corner shower, close coupled toilet, corner basin, heated towel rail

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the front

**Bedroom 4**

Fitted carpet, double glazed uPVC window to the front

**Bathroom**

Fully tiled, bath with overhead shower, compact WC and hand basin unit, heated towel rail

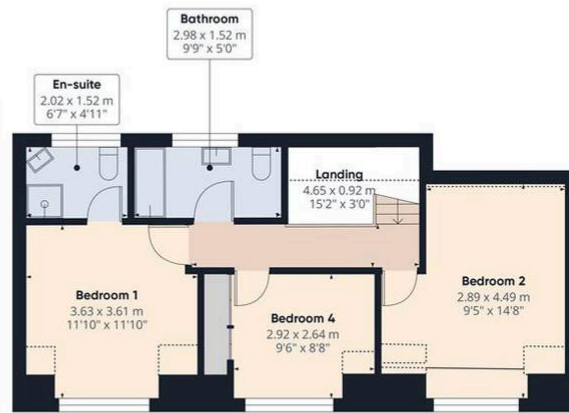


## **GARDEN**

To the rear of the property, there is private parking along with a detached garage. A pathway leads through the main rear garden to the primary entrance, passing by a patio area at the lower end of the garden and a garden shed, all surrounded by mature shrubbery along the borders. To the front, a tiered garden features a patio area that steps down to a lower garden complete with a vegetable patch and breathtaking views over the Haven Estuary, creating a tranquil and functional outdoor space.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

148.6 m<sup>2</sup>  
1597 ft<sup>2</sup>

**Reduced headroom**

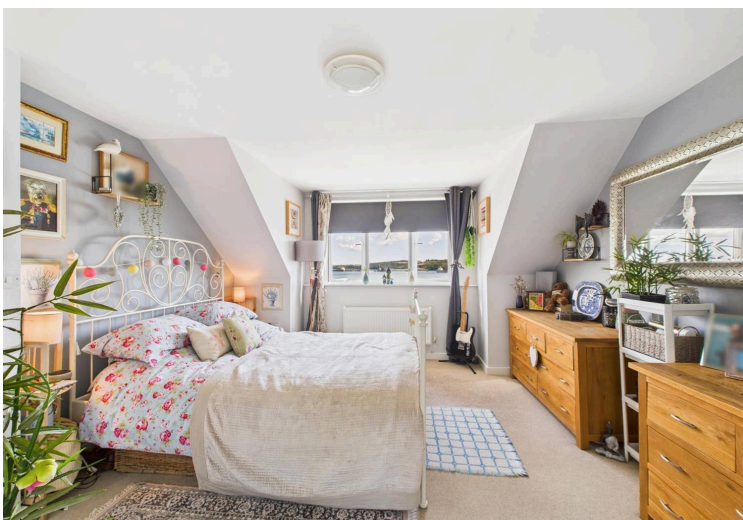
2.2 m<sup>2</sup>  
24 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		67	77
England, Scotland & Wales			
		EU Directive 2002/91/EC	