



15 Pointfields Crescent, Hakin

£299,950 Freehold

Charming 3 bed detached bungalow with estuary views, 2 reception rooms, sun room, balcony, garage, garden, and potential to extend. Sought-after location. No onward chain.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Estuary Views
- Garage
- Off-road parking
- 3 Bedrooms
- Detached property

Entrance porch

uPVC double glazed entrance door and window to the side, tiled flooring, door to:

Hallway

Fitted carpet, large hall cupboard, doors to bedrooms, bathroom and

Lounge

Fitted carpet, fire place with electric fire. views of the Haven waterway, door to kitchen, open plan to

Sun room

South facing with panoramic views of the Haven waterway, new laminate flooring, full height picture windows with two doors opening to balcony. uPVC double glazed windows to the side,

Kitchen

Range of base and wall units with integrated oven and separate hob, cooker hood, uPVC double glazed windows to the side, side access door, vinyl flooring. Beko dishwasher, Hotpoint Aquarius washing machine, fridge freezer included.

Bedroom 1

Fitted carpet, uPVC double glazed window to the rear, fixed bookshelf.

Bedroom 2

Fitted carpet, uPVC double glazed window to the rear, fixed bookshelf, built-in storage.

Bedroom 3

Fitted carpet, uPVC double glazed window to the rear, fixed bookshelf, access to loft space housing the boiler.

Bathroom

Fully tiled, bath with overhead shower and screen, pedestal wash hand basin, close coupled toilet, vinyl flooring, uPVC double glazed window to the side.

Balcony

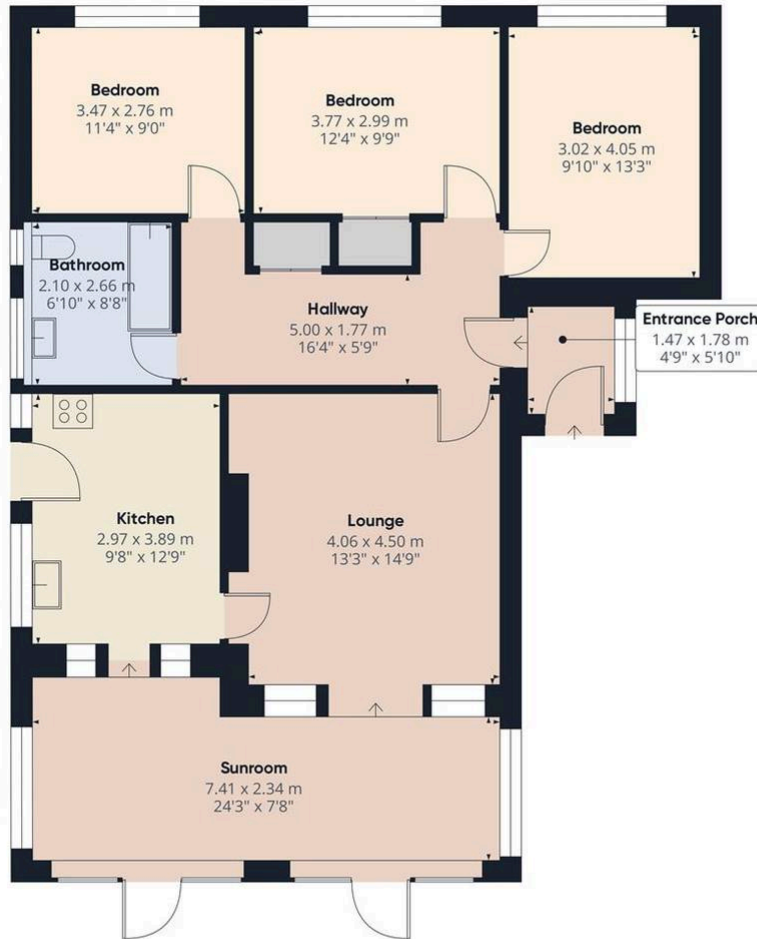
Recently completed large balcony terrace ideal for relaxing and entertaining whilst soaking up the breathtaking views, with stainless steel and glass panels.

Garage

Single garage with up & over door, electricity connection.

Conversion

The present owner has had plans drawn up to extend in to the loft space providing 2 bedrooms and a shower room on the first floor. Plans can be seen upon request.



Approximate total area⁽¹⁾
105.41 m²
1134.62 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		61	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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			
		78	57
England, Scotland & Wales			
		EU Directive 2002/91/EC	