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**24 Clifton Drive, Fairhaven FY8 1AX**

**£775,000**

*Superbly appointed five-bedroom family home situated in a highly desirable location just seconds from the seaside. Viewing is essential to fully appreciate all that this charming property has to offer!*



**Porch**

Welcoming entrance featuring original mosaic tiled flooring, ornate ceiling cornice, and a pendant light. The wood door, adorned with a stained glass insert, leads into the hallway.

**Entrance Hall**

Elegant solid French oak wood floor complemented by front and side-facing windows. This space boasts ceiling cornice and picture rail details, along with a featured turned Arts and Crafts staircase with original balustrade and hardwood handrail to the first floor. Additional features include two radiators, ceiling downlighting, and a stunning feature chandelier.

**Wc**

Tiled floors and walls, with a side obscured window. Wall-mounted wash basin with storage below and a WC with button flush. Storage cupboard housing the fuse box.

**Living Room**

A bright, spacious reception room with a front-facing bay window. A stone fire surround with a gas fire serves as the focal point. Radiator and side facing window.

**Dining Room**

A well-proportioned dining room with carpeted flooring, side facing bay window, and storage cupboard. Ceiling cornice, radiator, and chandelier.

**Kitchen**

Bright modern fitted kitchen with tiled flooring, a range of wall and base units topped with laminate surfaces and stylish tile splashback. It includes a one-and-a-half stainless steel sink with a mixer tap and drainer, an induction hob with an extractor fan above, and integrated Bosch dishwasher and Belling oven and grill. There's ample space for a fridge-freezer, a breakfast bar, and ceiling downlighting. A door leads to the utility room.

**Utility Room**

Practical space with tiled flooring, floor units featuring laminate work surfaces, and a stainless steel wash basin with a mixer tap and drainer. There's space for a washer and dryer, a pendant light, and a rear-facing obscured window, with access to the rear garden.

**Lounge**

Comfortable lounge with carpeted flooring and a side facing bay window. The ceiling features cornice detailing, and a log-burning fire sits on tiles, creating a cozy atmosphere. Two radiators.

**First Floor Landing**

Gallery landing with carpeted flooring and a beautiful stained glass window. Features include ceiling cornice, picture rail, radiator, and a loft hatch. Doors leading to the following rooms.

**Bedroom One**

Generously sized with carpeted flooring, a front bay window, and a side window. It features a pendant light, two radiators, and a range of fitted wardrobes and chest of drawers.

**Bedroom Two**

Spacious double bedroom featuring carpeted flooring and a side bay window. It includes pendant and wall-mounted lights, radiator, ceiling cornice, and a picture rail. Access to the en-suite bathroom is provided through a private door.

**Ensuite**

Stylishly finished and fully tiled three-piece suite with a side obscured window. Includes a wall-mounted wash basin with mixer tap, button flush WC, and a shower cubicle with a plumbed shower over. A tall radiator and ceiling downlighting complete this suite.

**Bedroom Three**

Well-proportioned double bedroom featuring carpeted flooring and a side window that fills the room with natural light. Includes fitted wardrobes, two radiators, pendant lighting, and a pedestal wash basin with twin taps and a tiled splashback.

**Bedroom Four**

Spacious double bedroom featuring carpeted flooring and a front bay window. Finished with pendant lighting, a radiator, ceiling cornice, and picture rail, adding to the room's character.

**Study/Bedroom Five**

Versatile room with sea view window, carpeted flooring, pendant light, ceiling cornice and a pedestal wash basin with twin taps and a tiled splashback. Perfect for use as a study or an additional bedroom.

**Family Bathroom**

Luxurious four-piece suite, fully tiled, featuring a bath with a mixer tap and shower attachment, a shower cubicle with a plumbed shower over, a wash basin with a mixer tap and storage below, and a button flush WC. A rear obscured window and two chrome heated towel rails add to the comfort, along with ceiling downlighting.

**Garage 3.5m x 4.8m**

Spacious and versatile garage space currently fitted as a home gym. Base units with laminate work surfaces incorporating boiler and a wash basin with mixer tap. Inset colour-changing LED lighting, ceiling downlighting, side-facing window with garden view, and front personal door.

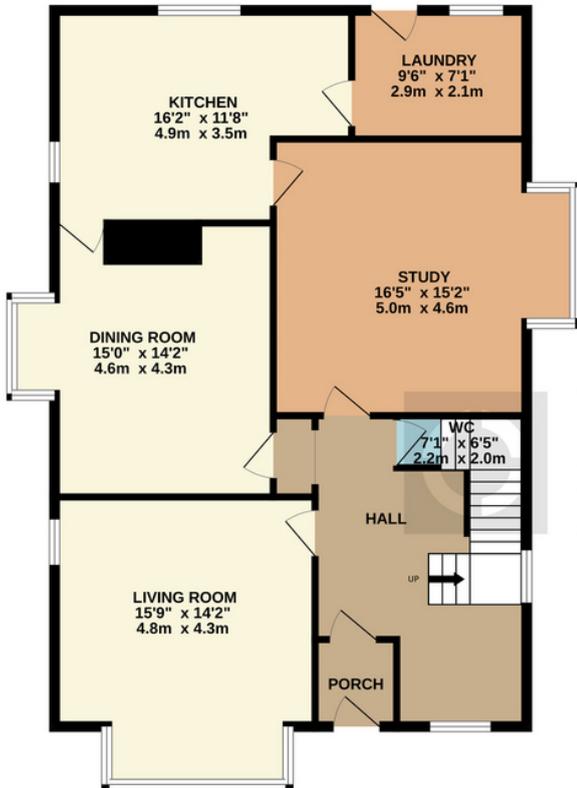
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# Floor Plans

GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
1261 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA: 2322 sq.ft. (215.8 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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