



5 Bed  
House - Detached  
located in  
Beal

Guide Price £375,000



**LOGIC**  
REAL ESTATE

Main Street

Beal

DN14 OSP

Located within the highly regarded residential area of Beal is this delightful family home offering spacious and versatile accommodation throughout. An INTERNAL VIEWING IS ESSENTIAL to fully appreciate all this property has to offer.

Providing flexible living space, the property comprises of; Entrance porch which gives access to a large living room and attached garage, leading to a separate hallway which then gives access to the downstairs WC. To the rear, the property offers a kitchen, separate dining room, and utility room. On the first floor you will find four double bedrooms, one single bedroom, two bathrooms and a separate WC.

Externally, the front elevation features a spacious paved driveway providing off-street parking, complemented by a neatly kept boundary hedge that adds privacy and curb appeal. Set within a tidy and established residential street, the property feels both inviting and well cared for. The rear of the property boasts a generous, low-maintenance garden featuring a wide area of artificial lawn—perfect for year-round use. A paved pathway runs alongside the lawn, leading to a patio area adjoining the house, ideal for outdoor dining or relaxation. The garden is fully enclosed with contemporary fencing, providing privacy and a secure space for children or pets. Large sliding doors and rear windows allow natural light to flood into the home and create a seamless connection between indoor and outdoor living. Thoughtful planting and tidy borders add a touch of greenery, making this a versatile and enjoyable outdoor space.

Entrance Porch  
Access to the integral garage and the living room.

Living Room  
18'6" x 11'3"  
Log burner with marble hearth. Wood effect flooring. UPVC window looking to the front of the property. Central heated radiator.

Garage  
8'10" x 14'10"  
With room for two cars, the integral garage can be used for a range of different uses. For example, an at home gym, home office or storage. From the garage you also have access to the entry porch and the hallway. Central heated radiator.

Dining Room  
10'4" x 12'4"  
Tiled flooring. Access to the kitchen, utility room and the living room. Tinted UPVC patio doors looking into the garden for privacy. Central heated radiator. Staircase giving access to the second floor.

Kitchen  
7'9" x 12'3"  
Range of high and low level soft grey shaker style units with complimentary worktops and splash back. Integrated appliances include an electric hob, oven and extractor hood over. Ceramic sink and drainer with chrome mixer tap. Built in storage/pantry cupboard. Central heated radiator. Tinted UPVC windows looking onto the garden. Tiled flooring.

Utility Room  
8'9" x 7'6"  
Soft grey shaker style base units with complimentary worktops. Ceramic sink and drainer with chrome mixer tap. Access to the dining room and the sunroom. Option to reconnect the plumbing for the washer/dryer. Central heated radiator. Tiled Flooring. UPVC tinted windows looking onto the garden.

Hallway One  
7'1" x 8'8"  
Feature log burner to the corner of the room. Tiled flooring. Outdoor access via the sunroom. Access to second hallway.

Rear Entrance Hall  
8'8" x 4'8"  
With access to the back garden and hallway. Outdoor lighting.

WC  
2'7" x 4'1"  
Two-in-one w/c with hand wash basin with tiled splash area.

Hallway Two  
6'1" x 11'10"  
With access to the first hallway, WC, integral garage and access to the first floor. Central heated radiator.

Landing One  
7'2" x 5'0"  
Access to the main bathroom, bedroom four and bedroom two.

Shower Room  
7'3" x 4'10"  
White suite comprising of mains fed shower with double walk-in cubicle. Wash basin with chrome mixer tap. Extractor fan. Central heated towel rail. UPVC frosted glass looking to the rear of the property.

Bedroom Four  
8'10" x 10'2"  
Built in wardrobes for additional storage. Carpeted throughout. UPVC glazed window over looking the rear garden. Central heated radiator.

Bedroom Two  
12'1" x 10'6"  
Door access to walk in wardrobe. Two UPVC glazed windows looking to the front of the property. Central heated radiator. Carpeted throughout.

Landing Two  
5'1" x 8'9"  
Access to the main bedroom, bathroom, WC, bedroom five and bedroom three. Carpeted throughout.

Main Bedroom  
12'7" x 9'2"  
Built in wardrobe. UPVC glazed window over looking the back garden. Carpeted throughout. Central heated radiator. Double bedroom.

Bathroom  
5'7" x 6'3"  
Suite comprising of corner bath with chrome shower mixer tap. Hand wash basin with chrome mixer tap. Full height wall tiling. Extractor fan. Central heated towel radiator. UPVC glazed window looking to the side of the property.

WC  
2'8" x 5'9"  
Two-in-one w/c with hand wash basin with tiled splash area. Central heated radiator. UPVC glazed glass looking to the side of the property.

Bedroom Five  
8'4" x 8'6"  
Central heated radiator. UPVC window looking to the front of the property. Carpeted throughout.

Bedroom Three  
10'5" x 10'3"  
Built in wardrobe. Central heated radiator. UPVC window looking to the front of the property. Carpeted throughout. Double bedroom.

External  
To the front is an enclosed garden bordered by hedging and a paved driveway. Access to the integral garage and side of the property. The rear garden is partially paved, perfect for outdoor furniture and benefits from outside lighting.







#### Entrance Porch

Access to the integral garage and the living room.

#### Living Room

18'6" x 11'3"

Log burner with marble hearth. Wood effect flooring. UPVC window looking to the front of the property. Central heated radiator.

#### Garage

8'10" x 14'10"

With room for two cars, the integral garage can be used for a range of different uses. For example, an at home gym, home office or storage. From the garage you also have access to the entry porch and the hallway. Central heated radiator.

#### Dining Room

10'4" x 12'4"

Tiled flooring. Access to the kitchen, utility room and the living room. Tinted UPVC patio doors looking into the garden for privacy. Central heated radiator. Staircase giving access to the second floor.

#### Kitchen

7'9" x 12'3"

Range of high and low level soft grey shaker style units with complimentary worktops and splash back. Integrated appliances include an electric hob, oven and extractor hood over. Ceramic sink and drainer with chrome mixer tap. Built in storage/pantry cupboard. Central heated radiator. Tinted UPVC windows looking onto the garden. Tiled flooring.

#### Utility Room

8'9" x 7'6"

Soft grey shaker style base units with complimentary worktops. Ceramic sink and drainer with chrome mixer tap. Access to the dining room and the sunroom. Option to reconnect the plumbing for the washer/dryer. Central heated radiator. Tiled Flooring. UPVC tinted windows looking onto the garden.

#### Hallway One

7'1" x 8'8"

Feature log burner to the corner of the room. Tiled flooring. Outdoor access via the sunroom. Access to second hallway.

#### Rear Entrance Hall

8'8" x 4'8"

With access to the back garden and hallway. Outdoor lighting.

#### WC

2'7" x 4'1"

Two-in-one w/c with hand wash basin with tiled splash area.

#### Hallway Two

6'1" x 11'10"

With access to the first hallway, WC, integral garage and access to the first floor. Central heated radiator.

#### Landing One

7'2" x 5'0"

Access to the main bathroom, bedroom four and bedroom two.

#### Shower Room

7'3" x 4'10"

White suite comprising of mains fed shower with double walk-in cubicle. Wash basin with chrome mixer tap. Extractor fan. Central heated towel rail. UPVC frosted glass looking to the rear of the property.

#### Bedroom Four

8'10" x 10'2"

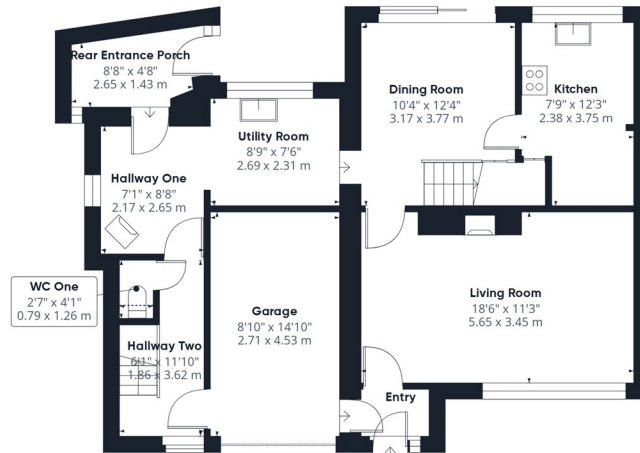
Built in wardrobes for additional storage. Carpeted throughout. UPVC glazed window over looking the rear garden. Central heated radiator.

#### Bedroom Two

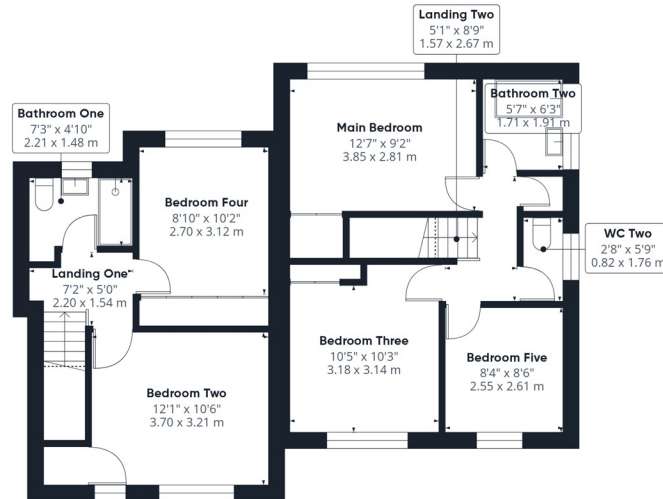
12'1" x 10'6"

Door access to walk in wardrobe. Two UPVC glazed windows looking to the front of the property. Central heated radiator. Carpeted throughout.





Floor 0



Floor 1

Approximate total area<sup>10</sup>

1555 ft<sup>2</sup>  
144.6 m<sup>2</sup>

Reduced headroom

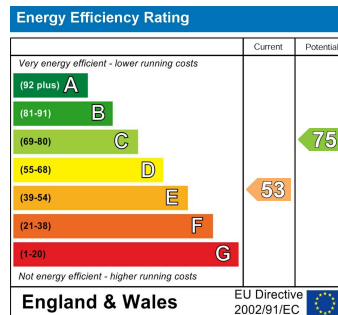
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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

GIRAFFE360



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