



# St David Road, Eastham

£300,000



**LESLEY HOOKS**  
ESTATE AGENTS





This stunning three-bedroom semi-detached home has been fully refurbished to the highest specification, creating a truly turn-key property where all the hard work has already been done for you.

From the moment you arrive, the impressive kerb appeal makes an immediate statement. Step inside and the welcoming entrance hallway sets the tone, showcasing the quality and attention to detail that runs throughout the home. The stylish lounge features a contemporary media wall, providing the perfect space to relax and unwind. To the rear, the brand-new kitchen opens seamlessly into a bright open-plan dining area, ideal for modern family living and entertaining. Sleek, sparkling units and integrated finishes are complemented by doors opening directly onto the garden, bringing the outside in.

Upstairs, the property offers three well-proportioned bedrooms and a large, beautifully finished family bathroom, all presented to an exceptional standard.

Set on a lovely, sought-after road next to Eastham Country Park, the location is just as appealing as the home itself — perfect for scenic walks, fresh air, and yes, the dog will absolutely love it too with all those woodland walks! Quite simply, this is a dream home with no work required. Just move in, unpack, Netflix and chill!



### **Entrance Hall**

13'5" (4.09m) x 7'2" (2.18m)

### **Lounge**

14'7" (4.45m) x 11'0" (3.35m)

### **Kitchen/Diner**

18'3" (5.56m) Max x 13'7" (4.14m) Max  
Narrowing to 10'3 x 9'6

### **Bedroom One**

15'3" (4.65m) x 10'0" (3.05m)

### **Bedroom Two**

12'8" (3.86m) x 10'6" (3.2m)

### **Bedroom Three**

9'1" (2.77m) x 8'2" (2.49m)

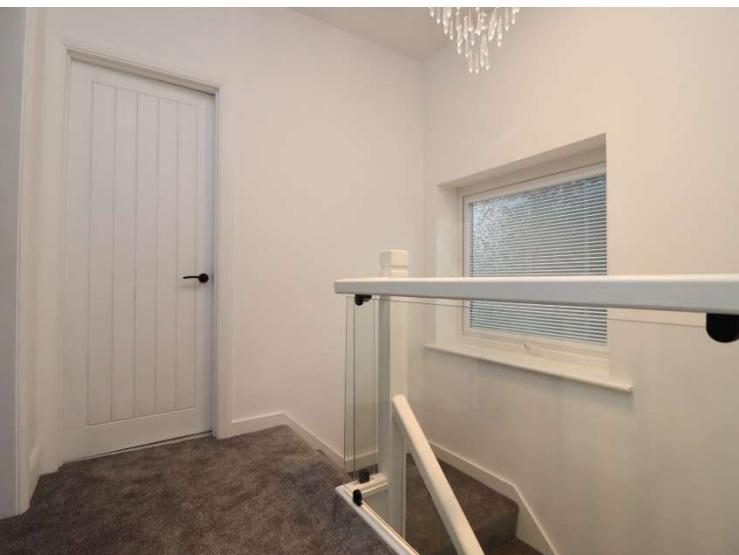
### **Bathroom**

8'2" (2.49m) x 7'5" (2.26m)

### **Garage**

32'0" (9.75m) x 8'3" (2.51m)

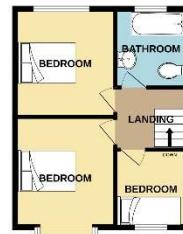
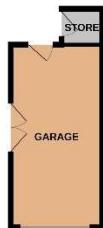






#### GROUND FLOOR

151 HLCOM



**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
<b>A</b>	(92 Plus)	92	
<b>B</b>	(81-91)	81-91	
<b>C</b>	(69-80)	69-80	
<b>D</b>	(55-68)	55-68	
<b>E</b>	(39-54)	39-54	
<b>F</b>	(21-38)	21-38	
<b>G</b>	(1-20)	1-20	

*Not energy efficient - higher running costs*

**EU Directive 2002/91/EC**

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**TOTAL FLOOR AREA: 1,028 sq. ft. (95.5 sq.m.) approx.**  
Whilst every effort has been made to ensure the accuracy of the floor areas contained herein, measurements of floors, rooms, areas, etc. are approximate and no responsibility can be taken for any error, omission or inaccuracy. 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 is given for their operability or efficiency when the plan is given.  
Masterplan Strategic Consult

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.