



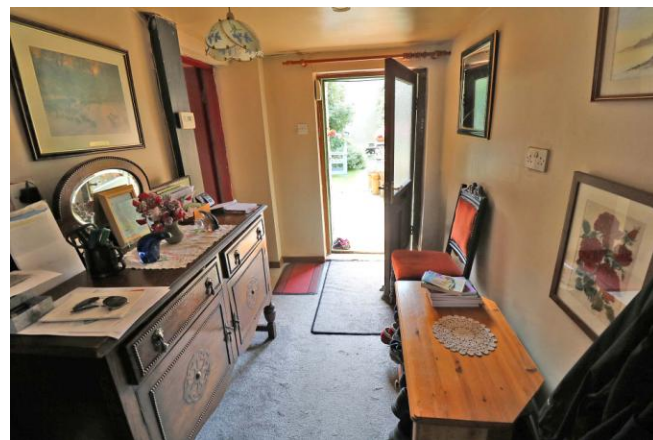
**11 Commonside,
Crowle, DN17 4EX**

- 3-bedroom cottage located in the popular small town of Crowle with stunning gardens and grounds. Briefly comprising porch, reception hall, living room, staircase to first floor, side porch/study area, kitchen, utility, split level landing, 3 bedrooms, walk-in storage/wardrobe, bathroom and office/games room. This character home is well cared for throughout and set in its own private grounds. Good local amenities and motorway networks. The gardens are well stocked with walled front boundary, gate, pathways and flowers. The driveway offers off road parking. Superb family accommodation with an early viewing being essential. Contract Agents to arrange a viewing! ●
- 3-bedroom detached cottage - Reception Hall / Living Room / Study Area - Kitchen / Utility / 3 Bedrooms / Bathroom - Walk in storage/wardrobe / Office/games room - A delightful cottage in wonderful settings - Abundance of flowers and wonderful gardens - Wonderful opportunity to create a family home ●

Price Region: £260,000

PORCH Rustic brick porch with personal door leading into: -

RECEPTION HALL Rear facing window. Radiator.



Step up to: -

LIVING ROOM 23' 11" x 12' 3" (7.300m x 3.734m) Side facing windows overlooking garden. Rustic brick inglenook fireplace with stone hearth and beamed mantel with a log burner. Recess with fitted base cupboard and glass fronted display cupboards. Beamed ceiling. Open tread staircase to first floor. Additional feature fireplace. Television point. Radiator.



SIDE PORCH / STUDY AREA 9' 3" x 7' 0" (2.831m x 2.145m) Side facing entrance door. Front facing window. Loft access. Radiator.

KITCHEN 12' 8" x 12' 0" (3.873m x 3.673m) Side facing window. Fitted base cupboards with beach worktop. Belfast sink. Tiled splashbacks. Additional pine base cupboards with drawers and worktop. Four ring gas hob. Gas fired Rayburn providing cooking, heating and hot water. Tiled splashback. Provision for fridge. Beamed ceiling.



UTILITY ROOM Fitted base cupboard with stainless steel single drainer. Tiled splashbacks. Wall mounted cupboard. Provision for washing machine.

SPLIT LEVEL LANDING With built in floor to ceiling storage cupboards. Radiator.

BEDROOM 3 8' 11" x 8' 8" (2.730m x 2.660m) Side facing window. Built-in wardrobes. Ideal for bedroom/dressing room or reading room. Radiator.



Personal door leading into: -

BEDROOM 2 12' 11" x 8' 3" (3.959m x 2.531m) Side facing window. Built-in wardrobe/storage cupboard. Radiator.

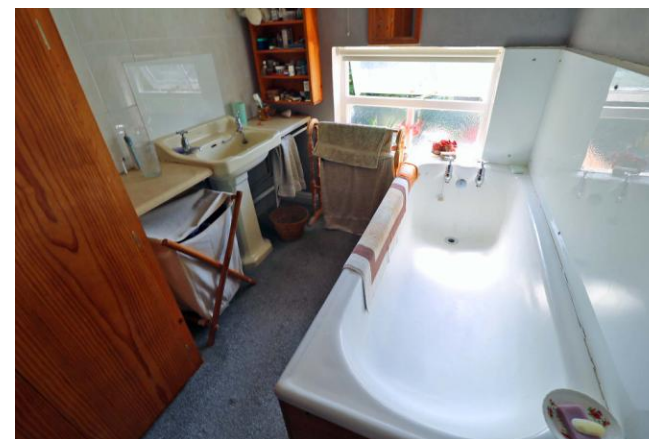


BEDROOM 1 18' 11" x 12' 1" (5.780m x 3.708m) Side facing windows overlooking garden. Radiator. Loft access. Personal door leading into: -

WALK-IN STORAGE / WARDROBE 7' 5" x 6' 10" (2.286m x 2.107m) Walk-in storage.



BATHROOM 8' 7" x 5' 11" (2.630m x 1.808m) Side facing window. Original white cast iron bath, hand wash basin sink and WC. Tiled splashback. Fitted floor to ceiling storage.



OFFICE / GAMES ROOM 13' 0" x 10' 2" (3.974m x 3.108m) Side facing French doors to the garden. Rear facing window. Loft access. Power point. Door open to downstairs WC with wash basin.



Rustic brick tiled roof with storage with sperate doors.

OUTSIDE To the front of the cottage there is a low boundary brick wall and a gate that leads to the well-stocked cottage style garden. The garden is full of established trees, shrubs, flowers, raised borders, archways, a lawned area, pretty trellised dividers and pathways all around the property. The driveway offers ample parking space. The pathways lead to three outbuildings and coal/log store. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band:

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236