





£575,000

Situated in the popular area of Crownhill is this four-bedroom detached property, which is an ideal family home within an excellent school catchment. The ground floor comprises an entrance hall, living room, kitchen/breakfast room, dining room, utility, study, and downstairs cloakroom. The first floor features the four bedrooms, a four-piece family bathroom and an en-suite shower room to the main bedroom. It also boasts a part-converted double garage with a home office and WC, a fully enclosed rear garden and a double width driveway providing ample off-road parking.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Doors to study, cloakroom, living room, kitchen, and dining room, stairs rising to first floor, under stairs storage cupboard, radiator, tiled floor, spotlights.

CLOAKROOM

UPVC double glazed frosted window to side aspect. Low level WC, wash hand basin set in vanity unit with mixer tap over, radiator, part tiled walls, tiled floor spotlights.

STUDY

UPVC double glazed box bay window to front aspect. Radiator, tiled floor.

LIVING ROOM

UPVC double glazed window to rear aspect, double glazed sliding door to garden. Feature gas fireplace with marble hearth and wooden surround, two radiators, LVT flooring, spotlights, television point, telephone point.

DINING ROOM

UPVC double glazed window to front aspect. Radiator, LVT flooring, spotlights.

KITCHEN/BREAKFAST ROOM

UPVC double glazed window to rear aspect. Fitted with a range of soft-close base and eye level units with rolled edge work surface over, one and a half bowl stainless steel sink unit with mixer hose tap over, range cooker to remain with extractor hood over, integrated fridge freezer, dishwasher to remain, splashback tiling, tiled floor, door to utility area.

UTILITY

UPVC double glazed door to side aspect. Fitted with eye level units, rolled edge work surface area with space for washing machine and tumble dryer, wall-mounted boiler.

LANDING

UPVC double glazed window to front aspect. Doors to bedrooms and bathroom, access to part boarded loft space with light via ladder.

BEDROOM ONE

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe with mirrored doors, door to en-suite.

EN-SUITE

UPVC double glazed frosted window to side aspect. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, fully tiled shower cubicle with wall-mounted shower, heated towel rail, extractor fan, part tiled walls, tiled floor.

BEDROOM TWO

UPVC double glazed window to front aspect. Radiator, television point.

BEDROOM THREE

UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

UPVC double glazed frosted window to front aspect. Low level WC with push button flush, wall-mounted wash hand basin with mixer tap over, fully tiled shower cubicle with wall-mounted shower, panelled bath with mixer tap and shower attachment over, airing cupboard housing water tank, fully tiled walls, tiled floor, spotlights, extractor fan, heated towel rail.

OUTSIDE

GARAGE

Garage with metal up and over door, UPVC double glazed courtesy door to garden, power and lighting, access to fully boarded loft space.

FRONT GARDEN

Mainly laid to lawn with path to front door, outside light, driveway parking.

REAR GARDEN

Mainly laid to lawn, artificial grass area, pebble borders, side gated access, power sockets, security lights, enclosed by timber fence panelling.

GARAGE/ HOME OFFICE

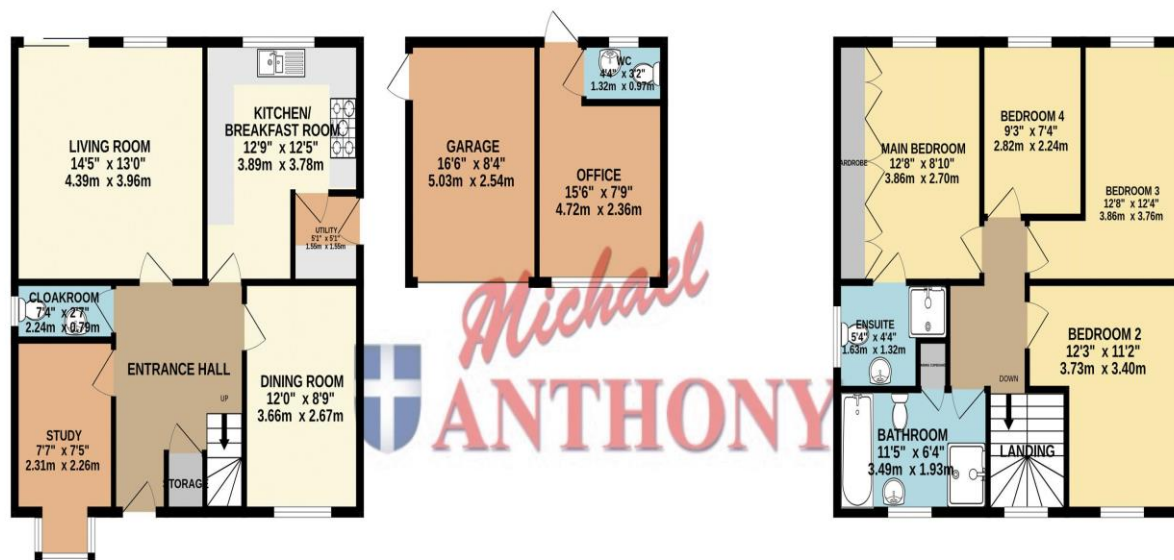
UPVC double glazed window to front aspect, UPVC double glazed door to garden. Door to WC, electric heater, spotlights, LVT floor.

WC

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap, spotlights, extractor fan.

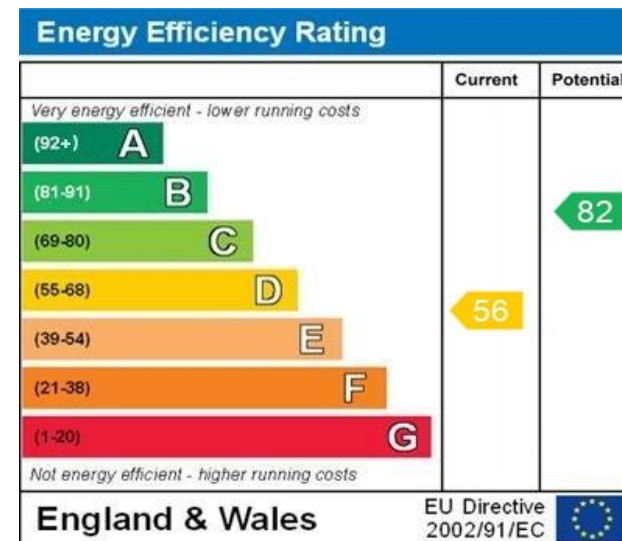
GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.1 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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