

## 14 Cromwell Close, Walcote, LE17 4JJ



**£220,000**

Situated in Cromwell Close, Walcote, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With two spacious double bedrooms, this home has been thoughtfully modernised to a high standard by the current owner, ensuring a welcoming atmosphere throughout.

Upon entering, you are greeted by a new composite door leading into a convenient porch, complete with a storage cupboard. The inviting lounge features a contemporary electric log effect fire, creating a cosy focal point, while the staircase ascends gracefully to the first floor. The heart of the home is undoubtedly the dining kitchen, which boasts new cabinet doors and surfaces, providing ample space for a dining table, perfect for family meals or entertaining guests. The sliding patio doors seamlessly connect the indoor space to the conservatory and to the beautifully landscaped garden, allowing for an abundance of natural light and a lovely view of the outdoors. Both double bedrooms are generously sized, with bedroom one offering two storage cupboards, ensuring plenty of room for wardrobes and personal belongings. The newly fitted bathroom is both stylish and functional, featuring a shower over the bath for added convenience. Step outside to discover a delightful garden, featuring a porcelain paved patio, an AstroTurf lawn, and composite decking, ideal for outdoor relaxation or entertaining. Additionally, a single garage is conveniently located at the rear of the property, providing extra storage or parking space. This property is offered with no upward chain, making it an excellent opportunity for first-time buyers or those looking to downsize. With its modern features and prime location, this mid-terrace home is sure to impress.



## Entrance Porch

Enter via a new composite front door to the entrance porch which also has a storage cupboard to the side.

## Lounge 10'7" x 11'9" (3.23m x 3.58m)



This spacious lounge has a window to the front aspect, new laminate flooring, electric radiator & electric log fire. The stairs rise to the first floor accommodation which has new carpets.

## Lounge Photo 2



## Lounge Photo Photo 3



## Dining Kitchen 13'8" x 9'8" (4.17m x 2.95m)



Fitted with a range of new oak cabinet doors with new contrasting work surfaces, stainless steel bowl and half sink unit, electric freestanding stove with ceramic hob and space for a fridge freezer. New laminate flooring & electric radiator. There is a window to the rear aspect and a set of sliding patio doors open into the sunny conservatory.

Dining Kitchen Photo 2



Conservatory 11'9 x 7'3" (3.58m x 2.21m)



Situated off the kitchen with new laminate flooring, there are power sockets and a set of sliding patio doors open into the landscaped garden.

Conservatory Photo 2



Dining Photo





Landing



New carpets and internal doors give access to the bedrooms and bathroom. There is a useful airing cupboard.

Bedroom One 11'9" x 16'7" (3.58m x 5.05m)



A double bedroom with a window to the front aspect, an over stairs storage cupboard and a New Electric radiator.

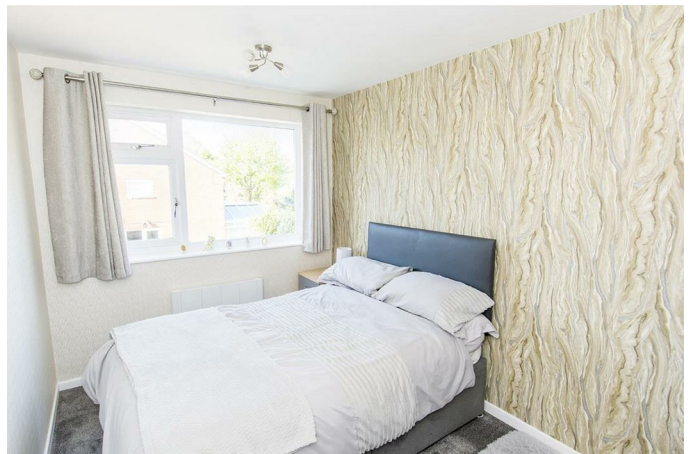
Bedroom One Photo 2



Bedroom One Photo 3



Bedroom Two 7'9" x 11'7" (2.36m x 3.53m)



A double bedroom with a window to the rear aspect and a new electric radiator.

Bedroom Two Photo 2



Bathroom Photo 2



Bathroom 6'8" x 5'7" (2.03m x 1.70m)



Garden



Newley fitted with a low flush WC, wash hand basin set onto a vanity cupboard, bath with shower over & side screen, ceramic tiled walls, vinyl flooring, chrome heated towel rail and an obscure glazed window.

The beautiful landscaped garden has a porcelain paved patio which is edged in blue bricks, two attractive raised plant beds and an Astroturf lawn. A path leads to the composite decking area which is situated at the top of the garden and is the perfect spot to enjoy alfresco dining.



Garden Photo 2



Garden Photo 3



Rear Aspect Photo



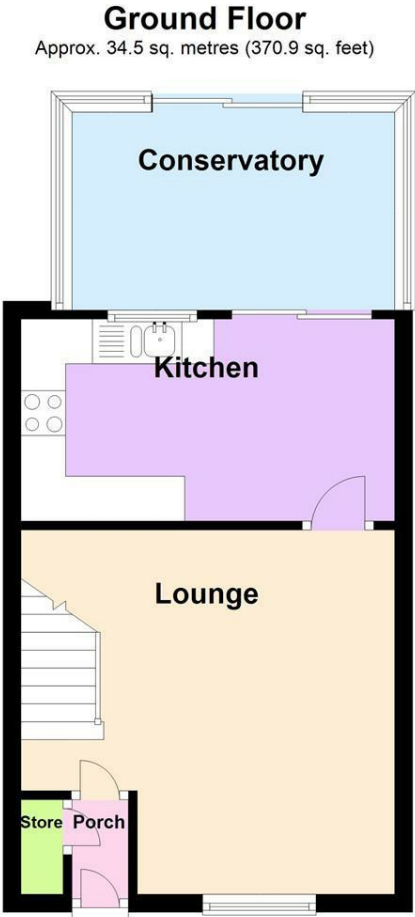
## Outside

The property can be found on a tucked away position and has a lawned frontage and a path leads to the entrance.

## Garage

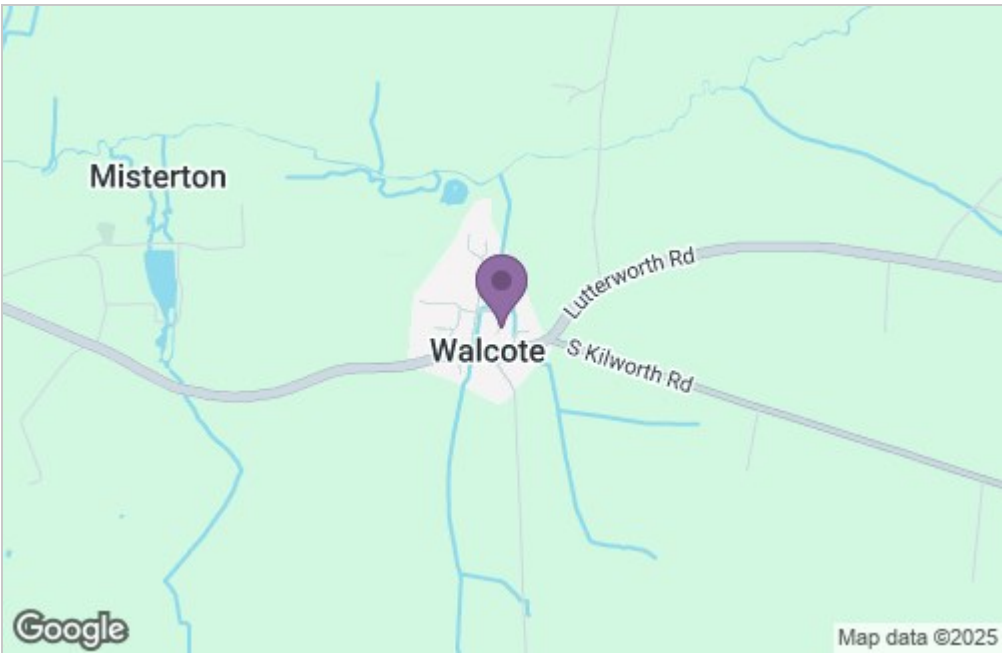
The single garage is situated across the road En bloc

Floor Plan

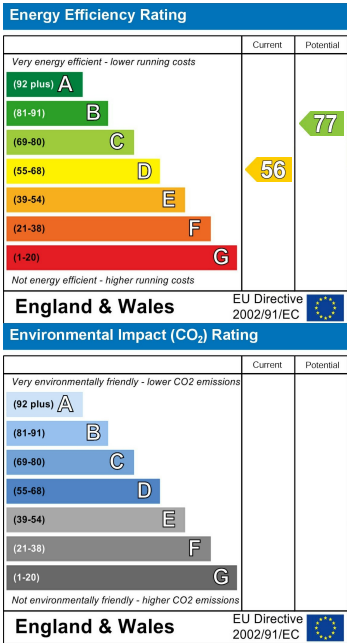


Total area: approx. 64.6 sq. metres (695.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise