



The Rowans Crowle Road
Eastoft, DN17 4PH
Offers In The Region Of £369,950

Bella
properties

The rare opportunity has arisen to purchase this pristine, spacious, detached bungalow situated in the rural village of Eastoft. With lots to offer for any prospective buyer, this home is set on a generous sized plot and boasts owned solar panels, four great size bedrooms, a spacious kitchen/diner, separate utility room and integral garage. One of the unique features of this bungalow though is the garden. This outdoor space offers a serene environment and is a haven for keen gardeners!

Located in the peaceful village of Eastoft, this home is sure to appeal to families and is only a short walk away from the local primary school. The amenities found within Crowle are also within a short drive. Viewings are now available by appointment only.



Entrance Hall

Entrance to the property is via the front uPVC door and into the hallway. Wooden flooring with coving to the ceiling and central heating radiator. Internal doors lead to the living room, W/C, kitchen/diner, four bedrooms and bathroom.

Living Room 19'6" x 13'8" (5.95 x 4.17)

Wooden flooring with coving to the ceiling, two central heating radiators and a multi fuel stove. uPVC windows face to the rear and side of the property.

Kitchen/Diner 22'5" x 16'10" (6.85 x 5.14)

Wooden flooring with coving to the ceiling, three central heating radiators, uPVC window facing to the side of the property and uPVC sliding doors leading to the rear garden. Base height and wall mounted modern units with complimentary countertops, splashbacks and integrated appliances. Space for dining.

Utility 10'3" x 6'8" (3.13 x 2.04)

Includes the boiler and room for chest freezer together with fridge/freezer. Central heating radiator and uPVC window faces to the side of the property.

W/C 4'9" x 6'5" (1.46 x 1.98)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. A two piece suite consisting of toilet and sink.

Bedroom One 11'0" x 13'8" (3.37 x 4.19)

Carpeted with coving to the ceiling, central heating radiator and built in wardrobes with matching headboard and bedside cabinets. uPVC window faces to the rear of the property.

Bedroom Two 13'1" x 9'10" (3.99 x 3.01)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 9'8" x 11'8" (2.96 x 3.58)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Four 9'10" x 10'10" (3.0 x 3.31)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bathroom 9'10" x 7'8" (3.01 x 2.36)

Vinyl effect flooring with part tiled walls, heated towel rail and uPVC window faces to the side of the property. A four piece suite consisting of bathtub, sink, toilet and double shower cubicle.

External

Set on a great sized plot, to the front of the property is a gravelled and lawned garden with space for off road parking and established shrubs and borders. The driveway leads to the front of the property and the integral garage which measures 2.98m x 5.37m and benefits from power and lighting, and houses "Growat Hybrid Inverter" together with 6.5KW battery for solar panels. Access to the rear is down the side of the property through a wooden gate to a beautifully presented garden, which is mainly laid to lawn with three large scree beds, four vegetable beds and one fruit bed, six perennial beds surrounding perennial borders, as well as a greenhouse, shed, summerhouse, pond and seating area with pagoda. Also included is a storage area for coal and wood. Sure to appeal to a keen gardener!

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Floor Plan



Total area: approx. 148.9 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		