



**3 Maple Avenue
Crowle, DN17 4ED
£190,000**

Bella
properties

**** NO CHAIN **** Bella properties brings to the market for sale an ideal family home or first time buyer opportunity with this four bedrooms semi detached property in the ever popular town of Crowle. Deceptively spacious throughout, this property boasts two reception rooms, two bathrooms, four great size bedrooms and a large plot with plenty of parking and a generously sized garden to the rear. Well presented throughout but with potential for a buyer to put their own stamp on, viewings are available immediately and come highly recommended.

The property itself briefly comprises of the hallway, living room, kitchen and dining area, bedroom four, conservatory, store and shower room all to the ground floor, with the landing, further three bedrooms and bathroom to the first floor. Externally, there is a block paved driveway to the front of the property and a lawned garden to the rear with concrete areas and shrubs.



| | | | |
|--|------------------------------------|---|------------------------------------|
| Hallway | 5'2" x 5'4" (1.58 x 1.65) | Bedroom Two | 10'7" x 11'1" (3.23 x 3.38) |
| Entrance to the property is via the front door and into the hallway. Internal doors lead to the dining area and living room, and carpeted stairs lead to the first floor accommodation. | | Carpeted with central heating radiator, built in storage and uPVC window faces to the front of the property. | |
| Living Room | 16'4" x 11'0" (4.99 x 3.37) | Bedroom Three | 6'9" x 9'10" (2.08 x 3.0) |
| Carpeted with coving to the ceiling, central heating radiator and dual aspect uPVC windows face to the front and rear of the property. | | Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property. | |
| Kitchen | 15'10" x 8'10" (4.83 x 2.7) | Bathroom | 5'6" x 6'7" (1.68 x 2.02) |
| Vinyl effect tiled flooring with uPVC window facing to the rear of the property, external door leading to the side of the property and internal door leading to under stairs storage. A mixture of base height and wall mounted units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods. | | Vinyl effect flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet. | |
| Dining Area | 12'7" x 6'11" (3.84 x 2.13) | External | |
| Open plan with the kitchen, carpeted with uPVC window facing to the front of the property. | | To the front of the property is a block paved driveway offering ample off road parking. Access to the rear is down the side of the property, through a wooden gate. The rear garden is of good size and laid to lawn with block paved and concrete areas, established shrubs and three storage sheds. | |
| Bedroom Four | 11'1" x 10'4" (3.38 x 3.16) | Disclaimer | |
| Carpeted with central heating radiator, sink and uPVC window facing to the side of the property. Internal doors lead to the shower room, store and conservatory. | | 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. | |
| Conservatory | 12'7" x 7'1" (3.84 x 2.18) | | |
| Brick based construction with vinyl effect tiled flooring and uPVC windows and doors face to the rear of the property. | | | |
| Shower Room | 9'3" x 8'2" (2.82 x 2.5) | | |
| Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, sink and toilet. | | | |
| Store | 3'7" x 9'3" (1.1 x 2.82) | | |
| Carpeted with window facing to the rear of the property. | | | |
| Landing | 7'3" x 6'8" (2.21 x 2.04) | | |
| Carpeted with uPVC window facing to the rear of the property. Internal doors lead to all three bedrooms, storage cupboard and bathroom. | | | |
| Bedroom One | 9'4" x 12'7" (2.85 x 3.85) | | |
| Carpeted with central heating radiator and uPVC window faces to the front of the property. | | | |





Ground Floor



First Floor



Total area: approx. 114.4 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |