



9 Crabtree Close

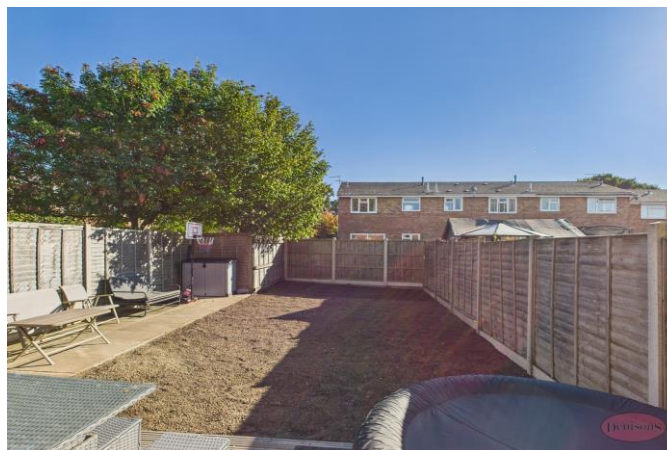


9 Crabtree Close

Burton, BH23 7HG

£325,000 Offers In Excess

This immaculately presented end-of-terrace home has been thoughtfully renovated to a high standard throughout, offering stylish, move-in-ready living in a peaceful cul-de-sac location. Boasting three generously sized bedrooms, the property features a bright and airy lounge, a separate contemporary fitted kitchen—enhanced by a reconfigured layout with a blocked-up doorway replaced by a window for improved space and flow—and a sleek, modern family bathroom. The home has been fully rewired with a new fuse board, benefits from all-new plumbing and pipework, and includes a newly installed combi boiler discreetly located in the loft. Additional improvements include new loft insulation and a re-felted roof, ensuring long-term energy efficiency and peace of mind. Externally, the property enjoys a spacious south-facing garden, ideal for relaxing, entertaining, or enjoying family life. A second off-street



Entrance Hall

Lounge/Diner 20' 3" x 10' 11" (6.17m x 3.32m)

Kitchen 9' 9" x 7' 5" (2.97m x 2.26m)

Garage 16' 5" x 7' 5" (5.00m x 2.26m)

Bedroom 1 15' 4" x 7' 11" (4.67m x 2.41m)

Bedroom 2 11' 9" x 7' 5" (3.58m x 2.26m)

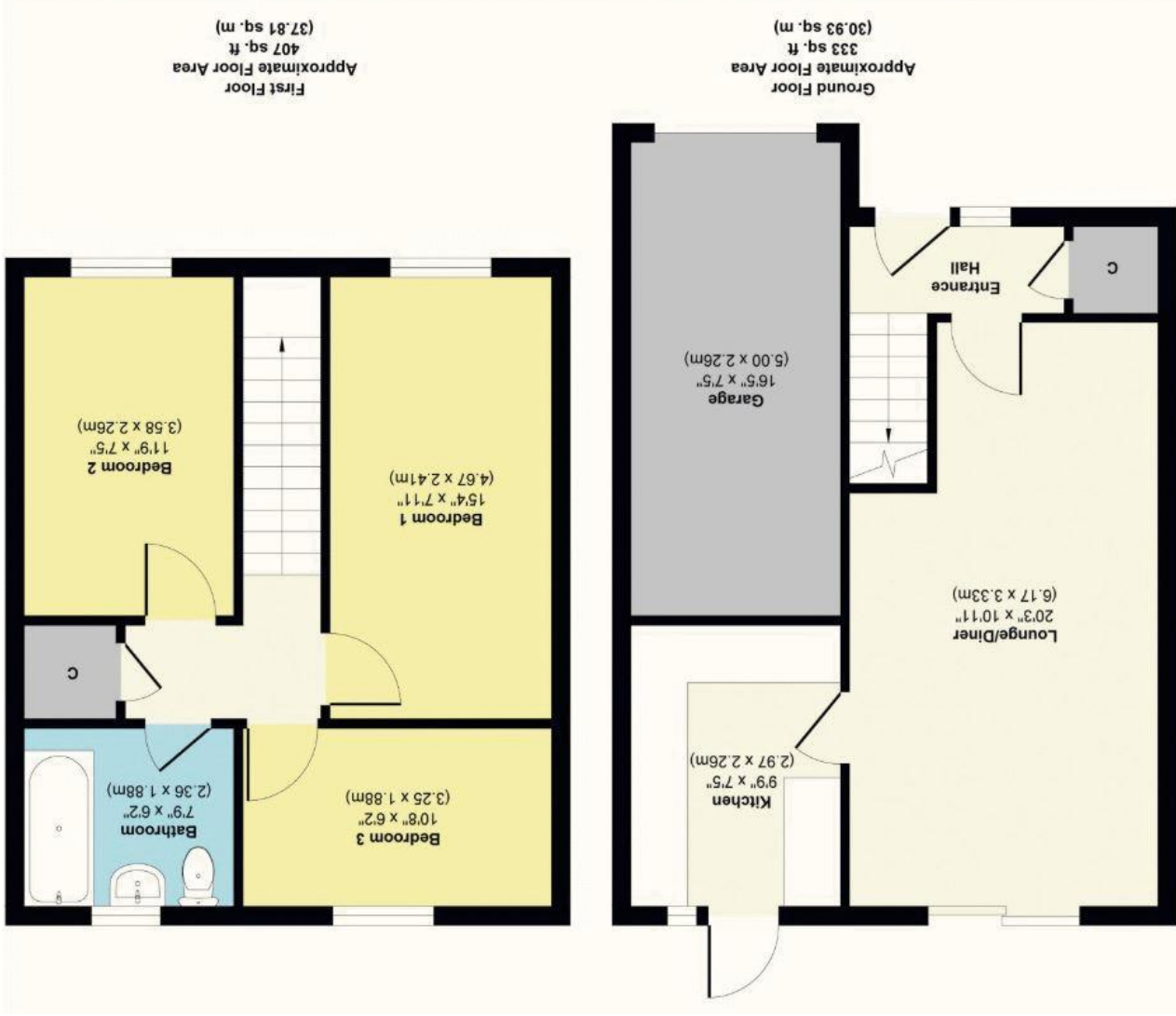
Bedroom 3 10' 8" x 6' 2" (3.25m x 1.88m)

Family Bathroom 7' 9" x 6' 2" (2.36m x 1.88m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	79 C



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