



**8, Crawford Road, Crawford Village, WN8 9QP**

**Offers Over £300,000**

*David  
Davies*  *Collection*





## 8, Crawford Road, Crawford Village, WN8 9DP

- EPC:C
- Council Tax Band:E
- Two Spacious Reception Rooms
- Detached Garage
- Ground Floor Cloakroom W/C
- Freehold
- Detached Property
- Four Bedrooms
- Farmland Views
- Conservatory

We are delighted to have the opportunity to bring to the sales market this four bedroomed detached property, located in a much sought-after area and rarely available position overlooking farmland on Crawford Road Crawford Village.

The property benefits from gas central heating, double glazing, and briefly comprises; Entrance hallway, large living room, dining room, the kitchen incorporating an extensive array of wall and base storage solutions, with solid worktops, integrated appliances. To the rear of the property, we have a conservatory overlooking the rear garden. The ground floor cloakroom W/C completes the floor.

To the first floor we have four bedrooms with the master enjoying en suite facility. The three piece family bathroom completes the floor.

To the rear of the property, we have a lovely garden with turf laid to lawn, patio area all set to enjoy with family and friends through the summer months with the most fantastic views as far as the eye can see.

To the side of the property, we have a brick built detached garage with up and over door facility.

To the front of the property, we have ample parking for the family fleet with the tarmac driveway.

The property benefits from lots of local amenities with primary and secondary schools all within proximity.

With excellent transport links, If public transport is your thing, we have a bus stop literally on the same road. We have fabulous walking trails for all the family to enjoy in this stunning semi-rural location.

EPC:C











**David Davies**

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul Davis*

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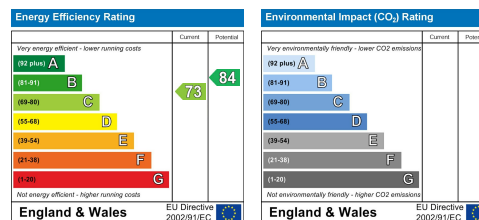
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