



Offers in the region of £349,950

TENURE : FREEHOLD

Ashfield Court , DN17

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 4

EXECUTIVE FAMILY HOME

**SPACIOUS DOUBLE
BEDROOMS**

LARGE SUN-ROOM

SPACIOUS HOME OFFICE

FAMILY KITCHEN - DINER

GROUND FLOOR WC

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Welcome to this excellently presented four-bedroom detached family home, situated in the peaceful cul-de-sac of Ashifield Court, Crowle. This modern property boasts a generous array of features designed for comfortable family living and entertaining.

Entering the property, you are greeted by a spacious hallway with built-in storage under the stairs. The hallway leads to a family lounge with a bay-fronted window and feature fireplace, seamlessly connected to a spacious dining area. Adjacent to the lounge, a large rear sunroom offers fantastic views over the landscaped gardens, featuring double doors leading outside and internal access to the kitchen. The L-shaped kitchen is equipped with ample wall and base storage units, a gas hob, double oven, and one and a half sink and drainer. For convenience, there is a WC with a low-level flush toilet and wall-hung hand basin. A separate inner hallway provides access to a large office space and the integrated garage. The first floor comprises four double bedrooms, each featuring built-in storage. The master bedroom includes a three-piece En-suite bathroom with an over-bath shower unit. Additionally, there is a modern four-piece family bathroom with an enlarged walk-in shower unit, acrylic panel bath, hand basin, and low-level flush toilet.

This property boasts exceptional kerb appeal with a low-maintenance front garden and ample off-road parking. The large rear garden features a sun terrace, manicured lawn, and established borders, perfect for outdoor relaxation and entertaining. Situated in a quiet cul-de-sac, the location offers ease of access to local services and amenities including a leisure centre, schools, retail outlets, and restaurants. It is also a short drive from the M180 and A18, connecting to local towns such as Doncaster and Scunthorpe.

Lounge *5.53m x 3.55m*

The well-proportioned family lounge at the front features a square-set double-glazed bay window. An internal door connects it to the main entrance hall, while it opens up to the rear aspect dining room. A centrally positioned gas fire serves as a focal point. The room is carpeted and includes a radiator, along with a combination of wall up-lights and ceiling light fittings.

Dining Room *3.40m x 3.05m*

The centrally located dining space offers open-plan access to the family lounge and features double uPVC doors that open to the sunroom. The area is carpeted and includes a radiator and ceiling light.

Office *3.75m x 2.67m*

The office/study space is conveniently situated away from the main living areas for added privacy. It features carpeted flooring, a front aspect uPVC window, a radiator, and a ceiling light fitting.

Kitchen *4.96m x 2.39m*

The large family kitchen and dining room features an L-shaped layout that conveniently defines the dining space from the main preparation area. It includes tile-effect vinyl flooring and cream-fronted wood wall and base storage units with glazed display cabinets. The kitchen is equipped with a five-ring gas hob, an integrated double oven and grill, and a ceramic one-and-a-half sink with a drainer and mixer tap. Twin rear aspect uPVC windows provide natural light, while the water-sensitive tiled splashback and a radiator enhance functionality. There is space for freestanding white goods and a ceiling light fitting. An internal door provides access to the sunroom.

WC

The single WC, located off the main entrance hall, features a low-level flush toilet and a square slimline vanity hand basin with a single-door storage unit and mixer tap. It also includes a radiator, a rear aspect obscure glazed window, tile-effect flooring, wood wall paneling, and a ceiling light fitting.

Sun Room *5.61m x 3.95m*

The large sunroom at the rear features tile flooring, a full double-glazed uPVC surround, and exposed brickwork walls. Double doors provide access to the rear garden, and the room is fitted with a ceiling light.

Garage *5.29m x 2.70m*

The integral single garage offers internal access to the inner hallway, an external single rear door to the garden, and a front aspect up-and-over door. It also includes a ceiling light fitting.

Bedroom One *3.55m x 3.33m*

The master bedroom, a double, offers spacious accommodation alongside an en-suite bathroom. It features carpeted flooring, a radiator, generous built-in wardrobe space, a front aspect uPVC window, and a ceiling light fitting.

En-Suite *2.67m x 1.68m*

The en-suite three-piece bathroom features a P-shaped panel bath with a mains-fed shower unit and a curved shower door, an oval ceramic hand basin set on a double vanity storage unit with a marble-effect countertop, and a low-level flush toilet. Additional features include a side aspect obscure glazed window, a shaving point, tiled walls and flooring, and ceiling spot lighting.

Bedroom Two *3.46m x 3.40m*

The second double bedroom, located at the front of the property, features twin uPVC windows, carpeted flooring, a radiator, spacious built-in double wardrobes, and a ceiling light fitting.

Bedroom Three *3.17m x 2.67m*

The double bedroom features a rear aspect uPVC window, carpeted flooring, a radiator, built-in wardrobes, and a ceiling light fitting.

Bedroom Four *3.98m x 2.49m*

The fourth double bedroom features carpeted flooring, a radiator, a rear aspect uPVC window, a single built-in storage cupboard, and a ceiling light fitting.

Bathroom *2.76m x 2.13m*

The large four-piece family bathroom features a rectangular mains-fed shower enclosure with tiled walls, a raised tray, and a sliding glazed door. It includes a white-fronted vertical towel radiator with stainless steel towel bars, a concealed back-to-wall combination navy vanity unit with a ceramic hand basin, and a panel bath with mixer taps. Additional features include a rear aspect obscure glazed window, tiled flooring and walls, and spot lighting to the ceiling.

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

Address: 1 Ashfield Court , DN17