



4 Woodroffe Drive
Crowland PE6 0GP
£310,000



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Overlooking an open grassed areas at the head of this modern, popular location this spacious detached house sits on a corner plot and enjoys easy access to the A16 Spalding to Peterborough Road and Crowland's many amenities, stunning historical buildings including Crowland Abbey and the Trinity Bridge. Central to Crowland is a large open space, Snowden Field, which includes various play areas, allotment gardens, football pitches and open grassed areas used for general recreation and to host community events. There is also Abbey View medical centre, Library and Primary School.

The property comprises; Entrance Hall with the stairs to the first floor and W.C Cloakroom, comfortable, bright Lounge, well appointed Kitchen Diner with access to the rear Garden and Utility Room.

The Landing leads to a main Bedroom with wardrobes and an Ensuite, two further good size Bedrooms and a Family Bathroom.

Outside is an open plan Garden to the front, a side positioned driveway giving off road Parking and a single Garage. The enclosed rear Garden is laid to lawn with a patio area.

Viewing is strongly recommended.

Tenure Freehold
Council Tax C
Estate Charges Payable





Entrance Hall
Stairs to the first floor Landing

Cloakroom W.C.

Lounge
18'5" x 10'6" (5.62m x 3.22m)

Kitchen Diner
18'5" 10'6" (5.62m 3.21m)
Fitted with an extensive range of kitchen units with integrated appliances including, electric oven with induction hob and hood above, dishwasher and fridge/freezer.

Utility Room
Plumbing for a washing machine

Landing
Storage cupboard housing wall mounted gas boiler, doors to

Bedroom 1
12'4" max x 9'1" (3.76m max x 2.79m)
Built in double wardrobe.

Ensuite Shower Room

Bedroom 2
9'0" x 8'6" (2.76m x 2.60m)

Bedroom 3
9'0" x 7'1" (2.75m x 2.16m)

Family Bathroom

Outside
To the front of the property is an open plan garden with a side positioned driveway giving off road parking for two vehicles and leading to a single Garage. The enclosed rear garden is laid to lawn with a patio area.



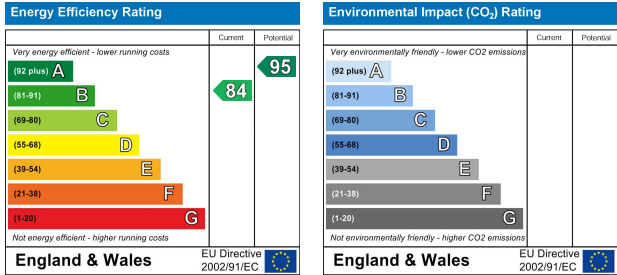
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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