



Crabtree, Town Street,
Treswell, DN22 0EG



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£295,000

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Crabtree is a three-bedroom detached bungalow situated in the rural village of Treswell. Offered with no upward chain, the bungalow offers family living accommodation consisting of a dining kitchen, lounge, three bedrooms and a bathroom. Sitting within grounds measuring approximately 1/6th acre, the property also features a tandem garage and open views over paddocks to the rear.





DINING KITCHEN 5.18m x 3.25m (17'0" x 10'8")

Sink with drainer, space and plumbing for a washing machine, integrated oven, four-ring electric hob, wall and floor cupboards under a marble-effect worktop. The kitchen area is partly tiled. Front entrance door with obscure glass and double-glazed windows to front and left aspects.

INNER HALLWAY 5.39m x 1.82m (17'8" x 6'0")

Double glazed sliding doors to rear aspect.

LOUNGE 5.79m x 4.47m (19'0" x 14'8")

Two double-glazed windows to the right aspect, two single-panel radiators, electric fire, and TV point.

BEDROOM ONE 4.49m x 3.65m (14'8" x 12'0")

A dual aspect double bedroom with double glazed windows to front and rear aspects, single-panel radiator.

BEDROOM TWO 4.47m x 3.28m (14'8" x 10'10")

Double-glazed window to the rear aspect, single-panel radiator, and double-glazed window to the right aspect.

BEDROOM THREE 3.24m x 2.47m (10'7" x 8'1")

Double glazed window to the front aspect, plumbing for a washing machine, and TV/broadband point.

BATHROOM 3.24m x 2.82m (10'7" x 9'4")

Double glazed window to the front aspect, pedestal wash hand basin with mixer tap, dual flush w.c., panel bath, quadrant shower, and wall-mounted heated towel rail.

TANDEM GARAGE

Doors to front aspect and window to left aspect.

GARDENS & GROUNDS

To the front, there is a driveway leading to the tandem garage, which extends to form a pathway across the bungalow to the front entrance door. The remainder of the garden to the front is laid to lawn. The garden to the rear is also laid to lawn, with a patio area immediately to the rear of the property, and views over paddock land beyond.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



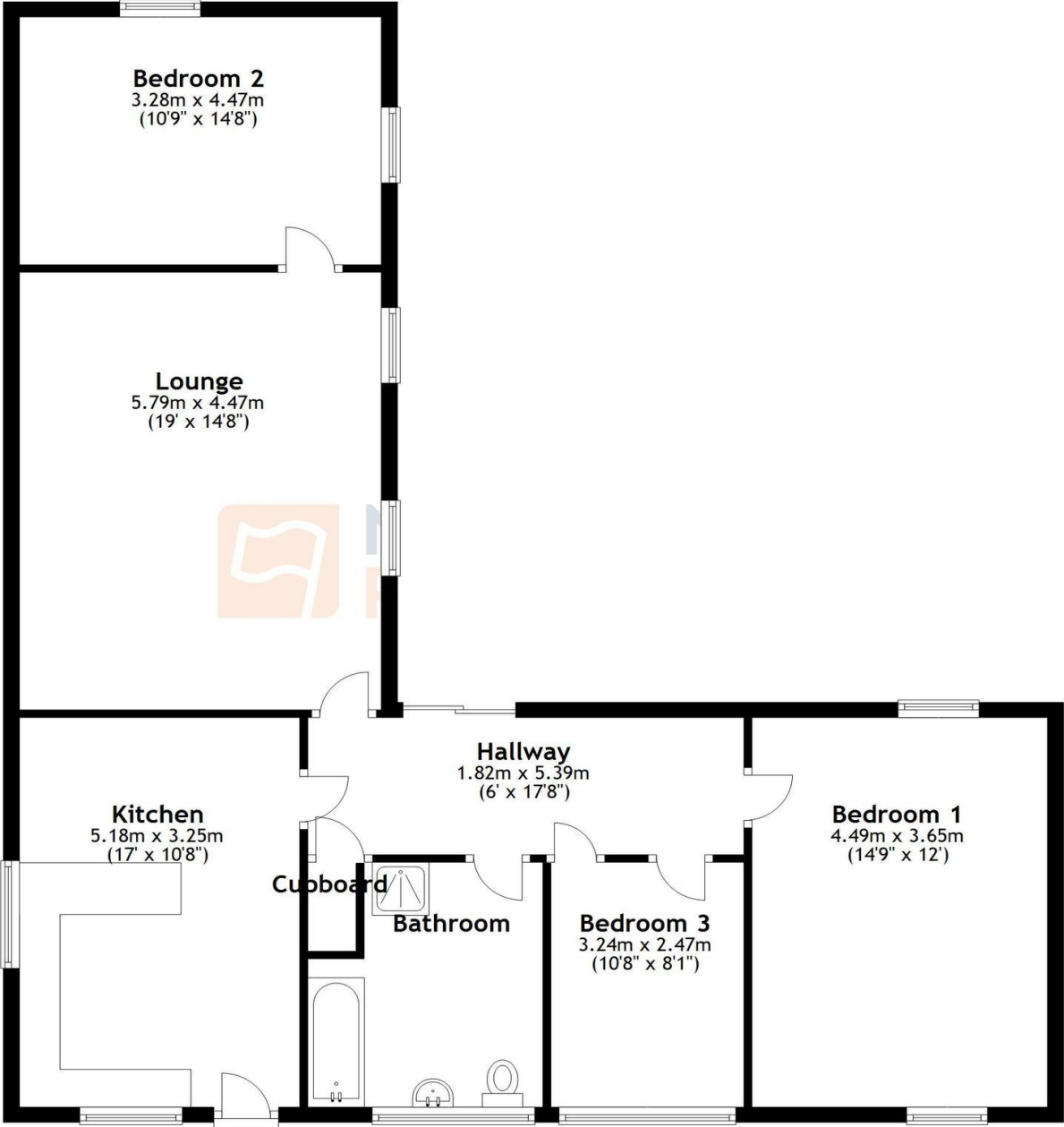


DISCLAIMER

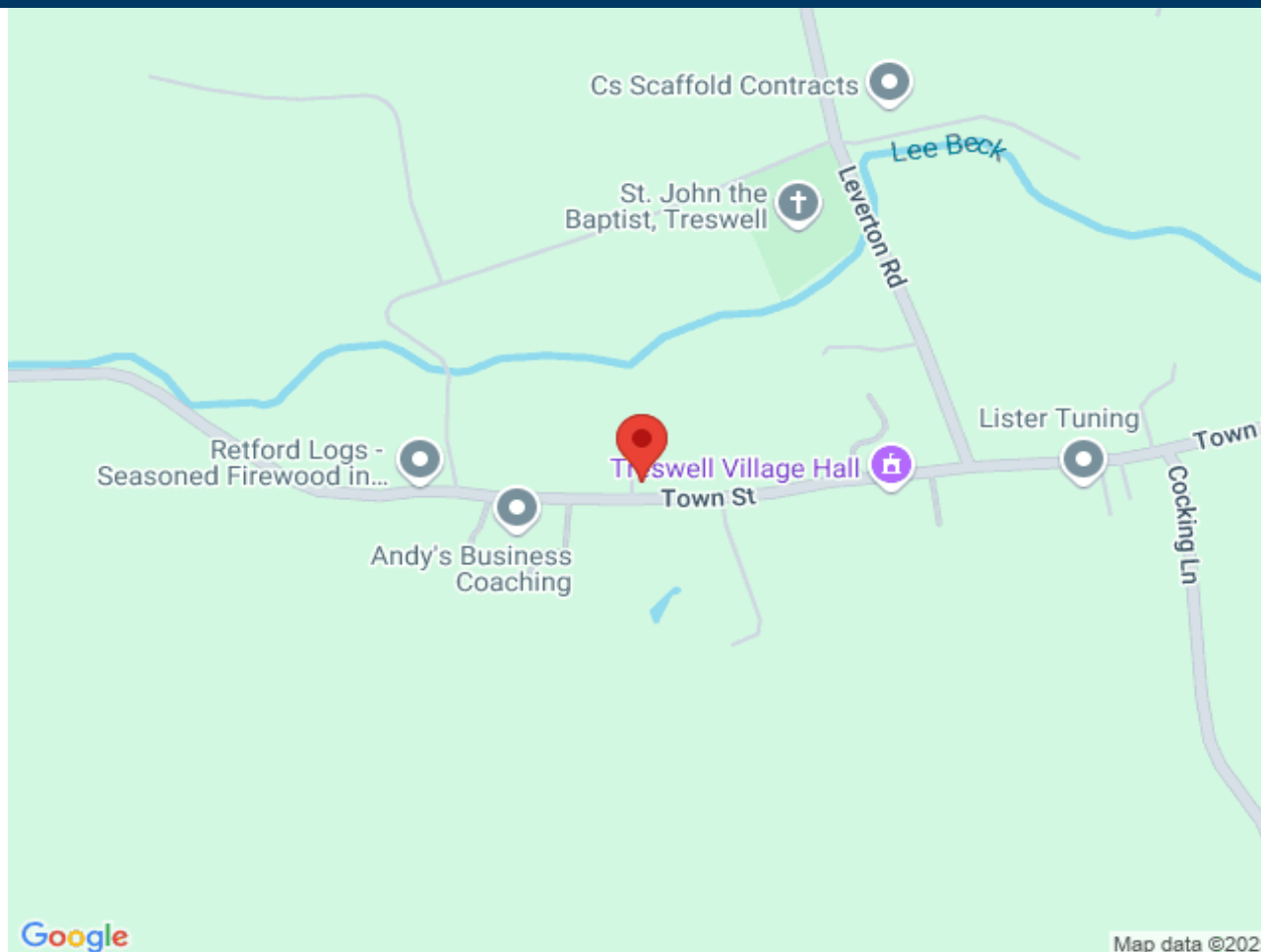
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.



Ground Floor



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		