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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Duckthorpe Lane

Marshchapel
DN36 5TL

Offers in Excess of £285,000

Crofts estate agents are pleased to be able to bring to the market this well proportioned four bedroom detached family home set upon this lovely sized plot which benefits from a good sized southerly facing rear garden. Set within this ever popular and sought after village location, this pleasant home really needs to be viewed to appreciate the space on offer. Located within the desirable village of Marshchapel is this spacious detached property standing on a great sized plot. The property offers beautifully maintained accommodation of:- Entrance porch, entrance hall, lounge, dining room, kitchen, four bedrooms, bathroom and additional WC. The property offers ample off road parking and a double garage. Viewing is highly recommended to appreciate the size of the plot and space on offer.

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Entrance Porch

uPVC double glazed window to the front elevation. Entry door to the side. Inner door through to the hallway.

Hallway

Offering coving to the ceiling and having central heating radiator.

Lounge

15' 6" x 13' 11" (4.724m x 4.241m)

With a dual aspect view, with double glazed windows to the front and side elevations, this well proportioned lounge has two central heating radiators. Yorkstone fireplace with side plinths.

Bedroom Four/Sitting Room

10' 11" x 10' 11" (3.327m x 3.328m)

uPVC double glazed window to the front elevation. Central heating radiator.

Dining Room

9' 11" x 9' 11" (3.024m x 3.035m)

Opening to the kitchen and having uPVC double glazed window to the side elevation. Central heating radiator. Plate rack to the walls.

Kitchen

13' 2" x 10' 6" (4.002m x 3.200m)

A good sized kitchen area offering a good range of wall and base units with work surfacing with tiled splashback and inset sink and

drainer. Electric cooker point with filter hood over. Plumbing for an automatic washing machine. Floor standing Worcester oil fired boiler. uPVC double glazed entry door to the side elevation. uPVC double glazed windows to the rear and side elevations.

Study/Play Room

10' 11" x 10' 11" (3.333m x 3.332m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted storage cupboards. Staircase leading to the first floor.

Bathroom

6' 7" x 8' 0" (2.002m x 2.429m)

uPVC double glazed window to the rear elevation and fitted with a pedestal wash hand basin, w.c and bath with electric shower over. Tiling to the walls. Central heating radiator.

First Floor Landing

uPVC double glazed window to the front elevation. Central heating radiator. Loft access.

Bedroom One

18' 3" x 9' 9" (5.561m x 2.967m)

The first of the four double bedrooms, is this principle bedroom with uPVC double glazed windows to the front and rear elevations.

Central heating radiator. Ample storage providing by the range of fitted wardrobe and drawer units,

Bedroom Two

14' 5" x 7' 10" (4.392m x 2.384m)

uPVC double glazed window to the rear elevation. Fitted shelves, cupboards and wardrobes. Central heating radiator.

Bedroom Three

11' 2" x 7' 10" (3.411m x 2.391m)

uPVC double glazed window to the rear elevation. Laminate flooring. Central heating radiator.

Cloakroom

2' 11" x 7' 10" (0.886m x 2.391m)

uPVC double glazed window and fitted with a w.c and wall mounted wash basin.

Outside

One of the key selling features to this lovely home has to be that of its outside space. To the front there is a fenced front boundary with the garden being mainly lawned complemented with established shrubs. A long driveway runs along the side of the property and onto the detached garage which creates ample off road parking for several vehicles. The rear garden is of a lovely size and is ideal for the family market with the garden being predominantly lawned, and once again complemented with shrubs, plants and trees. A paved patio area is directly to the rear of the house and a second decked patio area is found behind the garage along with three raised vegetable garden areas. Greenhouse.

Garage

17' 9" x 9' 6" (5.415m x 2.905m)

A good size garage with internal light and power and an up and over door to the front elevation. The garage has been segregated into two halves via a stud wall with a personal access to create a work shop area, but this could be easily removed for those wishing to do so.

Workshop Area

16' 6" x 12' 10" (5.019m x 3.907m)

The second section of the garage has been converted into this useful workspace again with light and power and having windows to the rear and side elevations. side door leading from the garden.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
76.2 sq.m. (820 sq.ft.) approx.

1ST FLOOR
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 123.7 sq.m. (1332 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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