



# CROFTS ESTATE AGENTS

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



## Peaks Avenue

New Waltham  
DN36 4LP

£485,000

Viewing is essential on this superb family home which offers spacious accommodation throughout and is set upon this lovely plot with large southerly facing garden to the rear. Offering versatile living accommodation this home could offer four or five bedrooms, easily meeting the needs for todays growing families. Enjoying the benefits of uPVC double glazing, central heating and underfloor heating the property comprises entrance hallway, living room, sitting room or fourth bedroom, superb open plan living dining kitchen across the rear, utility room, shower room and a double bedroom to the ground floor. To the first floor there is the landing with good sized walk in storage cupboard, main bedroom offering ample space with ensuite off and finally bedroom two which was formerly two bedrooms and will be a relatively straightforward task to put back into two bedrooms for those wishing to do so. To the front there is ample off road parking for several vehicles and space for a caravan/motorhome or similar. Detached garage. The rear garden is a lovely size and is ideal for the family market offering a large expanse of lawn complemented with mature hedges and shrubs along with patio area. To the rear of the garden is a large timber summerhouse which has internal light and power and subject to offer may be included within the asking price or can be negotiated separately for.

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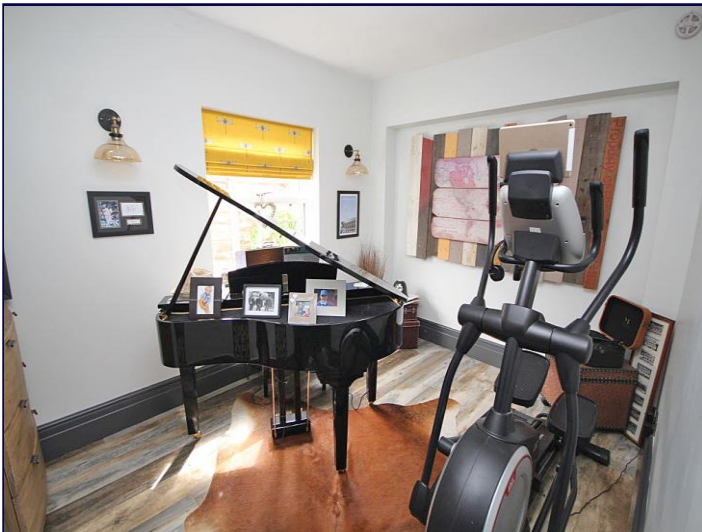
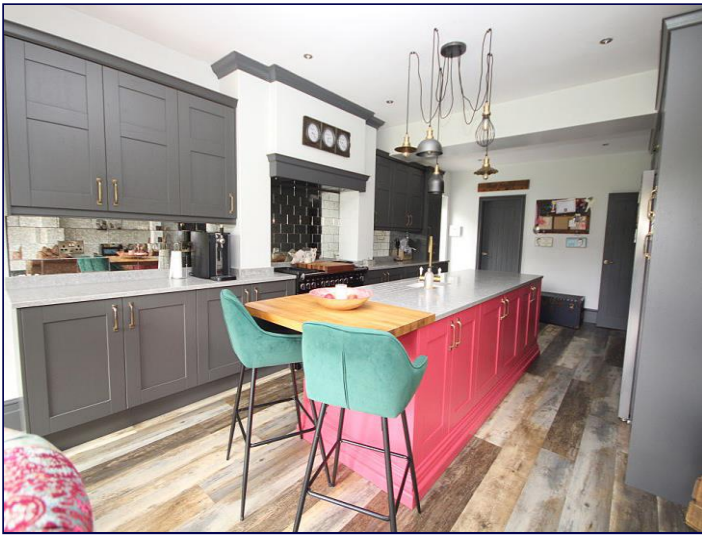
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#### Entrance Hallway

Stepping through the front door gives you the first opportunity to get an idea of the quality and style that will be found throughout the property. Pleasantly decorated and having coving to the ceiling, return staircase to the first floor and a central heating radiator.

#### Living Room

14' 6" into the bay x 12' 2" (4.422m x 3.721m)

The first of the reception rooms creates this pleasant living space which offers a walk in bay window to the front elevation. Coving to the ceiling. Central heating radiator. Multi fuel stove set into the chimney breast wall.

#### Sitting Room or Bedroom 4

12' 6" x 9' 2" (3.807m x 2.788m)

With uPVC double glazed window to the side elevation and having central heating radiator.

#### Kitchen/Dining/Living

31' 6" x 28' 0" (9.59m x 8.526m) maximums L-shaped

One of the main selling features to this beautiful home has to be that of this superb kitchen / dining / living room running across the rear of the property. Beautifully appointed and offering an extensive range of quality base and wall units with stone top work surfacing and incorporating a Belfast sink. Space to accommodate a range oven. Integrated dishwasher, microwave, hot kettle tap. Breakfast bar area. Underfloor heating. Two sets of sliding patio

doors to the rear elevation leading out to the garden. Lovely feature multi fuel stove. Quality flooring.

#### Utility Room

6' 1" x 5' 0" (1.863m x 1.532m)

The utility has a window to the side elevation and has work surfacing along with a base unit for useful storage. Plumbing for a washing machine. Ideal wall mounted gas boiler. Flow master unvented cylinder.

#### Shower Room

6' 1" x 6' 8" (1.846m x 2.020m)

The ground floor shower room is fitted with a close coupled w.c wash hand basin with corner storage unit and a shower cubicle. Tiling to the walls. Fitted extractor and down lighting to the ceiling. Central heating radiator.

#### Bedroom Three

11' 11" x 12' 1" (3.633m x 3.674m)

Windows to both the front and side elevations. Coving to the ceiling. Central heating radiator.

#### First Floor Landing

Offering coving, loft access and a light tunnel to the ceiling.

### Store Cupboard

A large walk in storage cupboard providing more than ample space.

### Bedroom One

19' 1" x 16' 4" (5.810m x 4.978m) maximums

With two double glazed windows to the rear elevation, the main bedroom has down lighting to the ceiling. Central heating radiator. Fitted wardrobes. Door to the ensuite.

### Ensuite

8' 4" x 6' 0" (2.54m x 1.83m)

Equipped with a shower cubicle, vanity wash hand basin and close coupled w.c. Chrome effect central heating towel radiator. Storage shelving. Fitted extractor.

### Bedroom Two

11' 7" x 17' 3" (3.52m x 5.25m)

Previously two bedrooms and could with a small amount of work could be reinstated as such. With fitted wardrobes and having a double glazed window and velux window. Two central heating radiators.

### Outside

Set upon this lovely sized plot, the main part of the front garden is gravelled and allows for off road parking for multiple vehicles and provides access to the detached garage. Gated access through to the rear garden. One of the selling features to this lovely home has to be this large rear garden which not only enjoys a reasonable degree of privacy but also a sunny facing aspect. Large expanse of lawn with mature shrubs, plants and trees to its borders. To the rear of the garden there is a large timber summerhouse which has light and power and is ideal for entertaining and is currently used as a games/relaxing area for the children. Other possible uses would be ideal for use as a home office or for those running a business from home. The summerhouse is available by separate negotiation or subject to offer.

### 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 E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
118.6 sq.m. (1276 sq.ft.) approx.

1ST FLOOR  
64.4 sq.m. (693 sq.ft.) approx.



TOTAL FLOOR AREA: 182.9 sq.m. (1969 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		78   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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