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



Station Road

Waltham
DN37 0PP

£481,500

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extensive detached family residence which was constructed by well renowned builders Carr and Carr. Benefitting from a superb kitchen fully equipped with branded appliances, a superb family bathroom suite and en-suite, this property comes with viewing highly advised. The property itself is extremely spacious throughout as is the outside which also boasts a super sunny aspect being SOUTH facing. The village itself offers a wide variety of local amenities and schools as well as good road links. Internal viewing will reveal the spacious entrance hall, lounge, sitting room, dining room, conservatory, kitchen, WC and utility all to the ground floor. The first floor has four double bedrooms all with fitted furniture, a family bathroom and en-suite. Externally there are gardens, an abundance of off road parking and a double garage and the property also benefits

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Entrance Hall

Entering the property reveals a welcoming spacious space with coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard and airing cupboard.

WC

3' 1" x 5' 10" (0.94m x 1.79m)

The WC has an opaque window to the side elevation, a tiled floor, WC and vanity basin.

Lounge

17' 11" x 13' 0" (5.46m x 3.97m)

The lounge has dual aspect windows to the side and rear elevation, French doors opening onto a sandstone patio coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Sitting Room

13' 1" x 13' 0" (3.99m x 3.97m)

The sitting room has sliding patio doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Conservatory

13' 11" x 14' 2" (4.23m x 4.31m)

The conservatory has tri aspect windows, French doors opening onto a sandstone patio, an insulated roof, a radiator and laminate flooring.

Dining Room

8' 11" x 13' 1" (2.71m x 3.98m)

The dining room has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen/Breakfast Room

20' 1" x 12' 2" (6.13m x 3.72m)

The kitchen has dual aspect windows to the side and rear elevation, a heated tower radiator and porcelain tiled floor. There is a superb fitted German kitchen with a breakfast bar, one and a half sink and drainer and a variety of Neff appliances which include an induction hob, integrated larder fridge, electric oven, combi microwave, warming tray, integrated fridge and a dish washer.

Utility room

6' 1" x 8' 11" (1.86m x 2.71m)

The utility room has a window and door to the side elevation, fitted units, a sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has a window to the front elevation and a carpeted floor.

Bedroom One

16' 2" x 13' 1" (4.92m to wardrobe x 3.98m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted furniture.

En-suite

9' 8" x 5' 1" (2.95m x 1.56m)

The en-suite has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, bidet, vanity basin and a large shower cubicle with a mains shower.

Bedroom Two

14' 11" x 13' 1" (4.54m x 3.98m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted furniture.

Bedroom Three

13' 1" x 8' 10" (3.99m x 2.70m)

Bedroom three has dual aspect windows to side elevations, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Four

12' x 9' 8" (2.96m x 2.64m)

Bedroom four has dual aspect windows to the side and front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bathroom

9' 8" x 6' 9" (2.95m x 2.05m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, vanity basin and Jacuzzi style bath and a shower cubicle with a mains shower.

Double Garage

With electrics inside and a boarded loft, a great storage space and secure parking if required.

Outside

With a vast block paved frontage providing an abundance of off road parking and space for a caravan. A gate opens to reveal the rear garden which enjoys the sunshine being SOUTH facing. With an Indian sandstone patio ideal for alfresco dining, a brick built BBQ area and well kept lawn with an array of established shrubs, all enclosed by perimeter fencing and hedges. There is also a log cabin with store attached.

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

Free Valuations



GROUND FLOOR
137.4 sq.m. (1,479 sq.ft.) approx.

1ST FLOOR
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA: 215.5 sq.m. (2319 sq.ft.) approx.

An attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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