



# CROFTS ESTATE AGENTS

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



**Buddleia Close**

**Healing  
DN41 7JH**

**Offers in the Region Of  
£239,950**

**NO FORWARD CHAIN - EXTENDED** - Originally a four bedroom family home, the fourth bedroom was utilised to create a superior bathroom with a fantastic suite. Located within the highly regarded village of Healing, this property is ideal for a family and comes with viewing highly advised. With great school catchments, off road parking and low maintenance front and rear gardens with the rear garden having the benefit of a summer house and an addition to the side of the property with electrics ideal for a man cave/home gym or a child's play area. Internal viewing will reveal the lounge, kitchen, WC, dining room, three bedrooms, bathroom and en-suite. The garage was transformed to create the dining room but still retains the front portion for storage and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

#### Lounge

15' 6" x 11' 1" (4.73m x 3.37m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### Kitchen

10' 0" x 21' 7" (3.06m x 6.57m)

The kitchen has bi-folding doors to the rear elevation, a door to the side, a radiator and a tiled floor. There is also a fitted kitchen with an Island, dish washer, fridge-freezer, additional under counter fridge, an electric double oven and hob with an extractor over.

#### WC

2' 10" x 5' 1" (0.87m x 1.55m)

The WC has an opaque window to the rear elevation, a heated towel rail, tiled floor, WC and basin.

#### Dining Room

11' 8" x 7' 11" (3.55m x 2.41m)

The dining room, taken from the integral garage has laminate flooring.

#### First Floor Landing

With a radiator and a carpeted floor.

#### Bedroom One

13' 3" x 11' 4" (4.05m x 3.46m)

Bedroom one has a window to the front elevation, a radiator, laminate flooring and a built in wardrobe.

#### En-suite

5' 6" x 5' 7" (1.67m x 1.69m)

The en-suite has an opaque window to the front elevation, a heated towel rail, modern wall boarding and a modern suite with a WC, basin and mains shower.

#### Bedroom Two

11' 10" x 8' 11" (3.61m x 2.71m)

Bedroom two has window to the front elevation, a radiator, carpeted floor and a built in wardrobe.

#### Bedroom Three

9' 3" x 7' 10" (2.83m x 2.39m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

**Bathroom**

6' 1" x 15' 6" (1.85m x 4.72m)

The bathroom has two windows to the rear elevation, modern wall boarding, a heated towel rail and a tiled floor. With a superb modern suite with a WC, two vanity basins and a relaxing free standing bath.

**Garage**

4' 8" x 8' 4" (1.41m x 2.55m)

The front portion of the garage has an up and over door and is ideal for storage.

**Outside**

The front has a lawn and a driveway providing off road parking. The rear garden is all low maintenance with a super patio area ideal for alfresco dining and entertaining. There is also a summer house and an area built to the side ideal for many uses, both equipped with electrics and secure locking.

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

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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  
53.2 sq.m. (572 sq.ft.) approx.

1ST FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 98.7 sq.m. (1062 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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