



# CROFTS ESTATE AGENTS

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



## Holton Mount

Holton-Le-Clay  
DN36 5EB

£249,950

Occupying a superior corner plot close to the centre of the commuter village of Holton Le Clay is this well proportioned three bedroom detached bungalow. Providing rare opportunity with the detached garage annexed to a self contained accommodation, this property has been lovingly extended and improved. A recently fitted kitchen opens up through bi-fold doors to a living dining room with separate large lounge and dining room. A large entrance hall leads to the other side of the house which has three bedrooms and bathroom with shower over the bath. The outside front and rear areas are designed for entertainment with low maintenance patio areas having several timber outbuildings including lounge. The converted garage houses the annexe with bathroom, utility entrance and bedroom with kitchenette. To the front the bungalow has ample parking for cars plus space for camper van or caravan.

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### Entrance hall

An L shaped entrance hall has white decor, wood laminate flooring, uPVC frosted door and side window, storage cupboard, loft access, radiator and pendant light.

### Lounge

15' 11" x 10' 2" (4.84m x 3.11m)

A spacious lounge has uPVC bay window to the front with blinds with two further windows to one side, grey carpet, grey decor with feature wall to coving, ceiling light and radiator with feature fireplace having wood surround, log burner with tiled inset and hearth.

### Kitchen breakfast room

9' 11" x 16' 2" (3.03m x 4.94m)

A newly installed kitchen breakfast room has matte grey wall and base units to two sides with light grey marble effect work tops and black sink drainer over, the kitchen has a range cooker with extractor, dishwasher, tall American fridge freezer breakfast bar for two, nine down lights, vertical grey radiator, grey wood effect vinyl floor, grey splash back tiling and bi-folding glazed doors to the conservatory living diner. (Appliances to be negotiated on receipt of offer)

### Living diner

18' 6" x 12' 1" (5.64m x 3.68m)

An extended park of the house has brick base and conservatory frosted roof windows and French doors, grey vinyl floor, blue, radiator and ceiling lights.

### Bedroom One

11' 9" x 7' 7" (3.57m x 2.32m)

The largest bedroom has uPVC window and blind to the side and uPVC French doors to the rear, blue decor and feature wall, wood laminate flooring, pendant light and radiator.

### Bedroom two

8' 4" x 11' 0" (2.55m x 3.36m)

The second bedroom has white decor with feature wall to coving, uPVC French doors to the front, wood laminate flooring, uPVC window to the side, radiator and pendant light.

### Bedroom Three

8' 6" x 8' 11" (2.58m x 2.72m)

With wood laminate flooring, white decor with feature wall, pendant light, radiator and uPVC window with blind

### Family Bathroom

5' 6" x 7' 4" (1.67m x 2.23m)

With Vanity sink and WC, bath with shower over with glass screen, light and dark grey splash back tiling, vertical grey radiator, tile effect vinyl flooring, uPVC frosted window, three down lights with grey aqua boarding to the shower area.

### **Annexe bedroom**

Converted from the old garage but easily converted back the garage has large room for occasional use as a bedroom with kitchenette. The room has white decor, three down lights and uPVC window.

### **Annexe Shower room**

### **Annexe entrance / utility room**

uPVC frosted door to small entrance with space and plumbing for a washing machine.

### **Front garden**

So this part of the garden faces towards Holton Mount but has high fences to the perimeter and is private with gate to front. Inside this area there is a shed, timber outbuildings with open front for the one the hot tub is on and another one with uPVC French doors to a seating area. A timber gate leads to another area behind the property which is a good size but just used for storage at present. The rear has a central patio area with grey tiling with grey gravel borders. (the hot tub is subject to negotiation)

### **Rear garden**

A second private grey tiled patio area to the rear of the property sits between the garage and house with space for table and chairs. There is a gate to the front and timber open fronted outbuilding with space for seating inside.

### **Driveway and frontage**

The main frontage of the property is onto Mount Pleasant with open fronted concrete driveway expanded by low maintenance gravel which runs all the way across the front of the property providing more than ample parking for multiple cars or camper van etc. The frontage has a timber fence with planted borders to the front and in front of the house.

### **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**

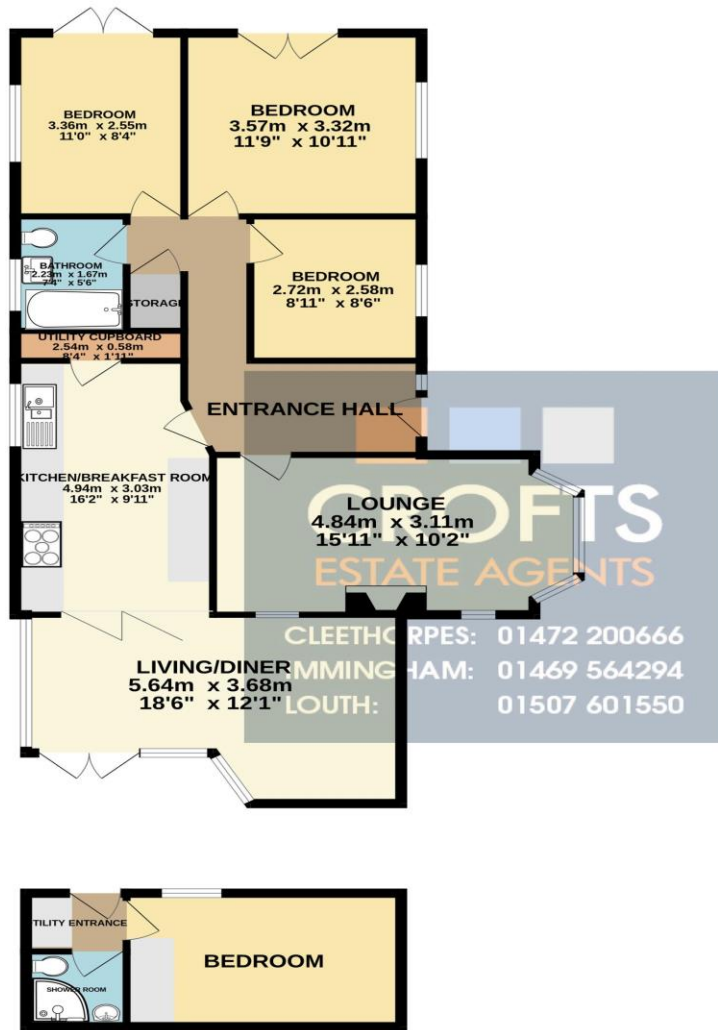
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### **Council Tax Information**

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



GROUND FLOOR  
107.5 sq.m. (1158 sq.ft.) approx.



TOTAL FLOOR AREA : 107.5 sq.m. (1158 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             | 64   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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