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



Camargue Avenue

Waltham
DN37 0PA

Offers in the Region Of
£440,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached bungalow which is located within a highly regarded development within the village of Waltham. Having undergone a thorough scheme of works by the current owner with a superb fitted Haagenzen kitchen and en-suite as well as a tasteful modern decor including a superb fire place in the lounge and quality blinds. The village boasts a wide array of local amenities as well as good bus links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, sun room, utility, three bedrooms, two en-suites and the WC. With a handy loft room which could be used in many ways accessed from a pull down ladder. Externally there are lovely gardens to the front and rear with ample off road parking and a double garage with an electric roller door. The property also benefits from uPVC double glazing and gas central heating. The property also benefits from Solar

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Entrance Hall

Entering through the entrance porch into the hallway reveals a welcoming space with coving to the ceiling, access to the loft, a radiator and Karndean flooring. The loft has a pull down ladder.

Lounge

20' 0" x 13' 7" (6.09m x 4.13m)

The lounge has a two windows to the side elevation, a door with windows either side leading into the Sun room, coving to the ceiling, a radiator and a carpeted floor. There is also a modern fire place with a remote controlled gas fire.

Sun Room

11' 6" x 12' 9" (3.50m x 3.88m)

The sun room has tri aspect windows, French doors to the rear elevation, two radiators and Karndean flooring. There is also a lantern window fitted in the roof which allows natural light to pour through.

Kitchen/Diner

23' 6" x 11' 7" (7.17m x 3.52m)

The kitchen-diner has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and Karndean flooring. There is also an extensive superb Haagensen fitted kitchen with plenty of Granite counter tops providing lots of space, LED kick board lights and a recessed one and a half bowl sink. Top quality

fitted appliances include, ceramic hob, two electric ovens, a combi microwave, plate warmer, fridge-freezer and also a dish washer. To the top end of the room is a lovely space for a dining table and chairs.

Utility room

4' 9" x 5' 11" (1.46m x 1.81m)

The utility room has a door to the side elevation, a radiator and Karndean flooring. There is also plumbing for a washing machine and matching kitchen units.

WC

8' 3" x 2' 9" (2.52m x 0.85m)

The WC has fully tiled walls, a radiator and a tiled floor. There is also a WC and basin.

Bedroom One

13' 4" x 17' 9" (4.07m x 5.40m)

Bedroom one is a great size with dual aspect windows to the front and side elevation, a radiator and a carpeted floor. There is also an extensive range of bedroom furniture.

En-suite

7' 9" x 10' 2" (2.37m x 3.10m)

The en-suite has an opaque window to the side elevation, modern wall boarding, heated towel rail and LVT flooring. There is also a

superb suite with a WC, basin with fitted storage and a walk in shower enclosure with a mains shower.

Bedroom Two

13' 4" x 10' 9" (4.07m x 3.27m)

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

En-suite to bed 2

6' 0" x 7' 6" (1.83m x 2.29m)

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

Bedroom Three

7' 5" x 10' 9" (2.27m x 3.28m)

Bedroom three has a window to the side elevation, coving the ceiling, a radiator and a carpeted floor.

Double garage

18' 11" x 17' 2" (5.76m x 5.24m)

The double garage has an electric roller door, window and door to the side, electrics and a built in cupboard.

Garden

With a block paved driveway providing an abundance of off road parking spaces leading all the way to the double garage. There are also established shrubs and flower beds to the front and side. The rear garden is a sight to behold with a well kept lawn, established shrubs and a various patio areas ideal for alfresco dining. There is also a Pergola and a summer house/workshop which is a real handy space and could be used in many ways.

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

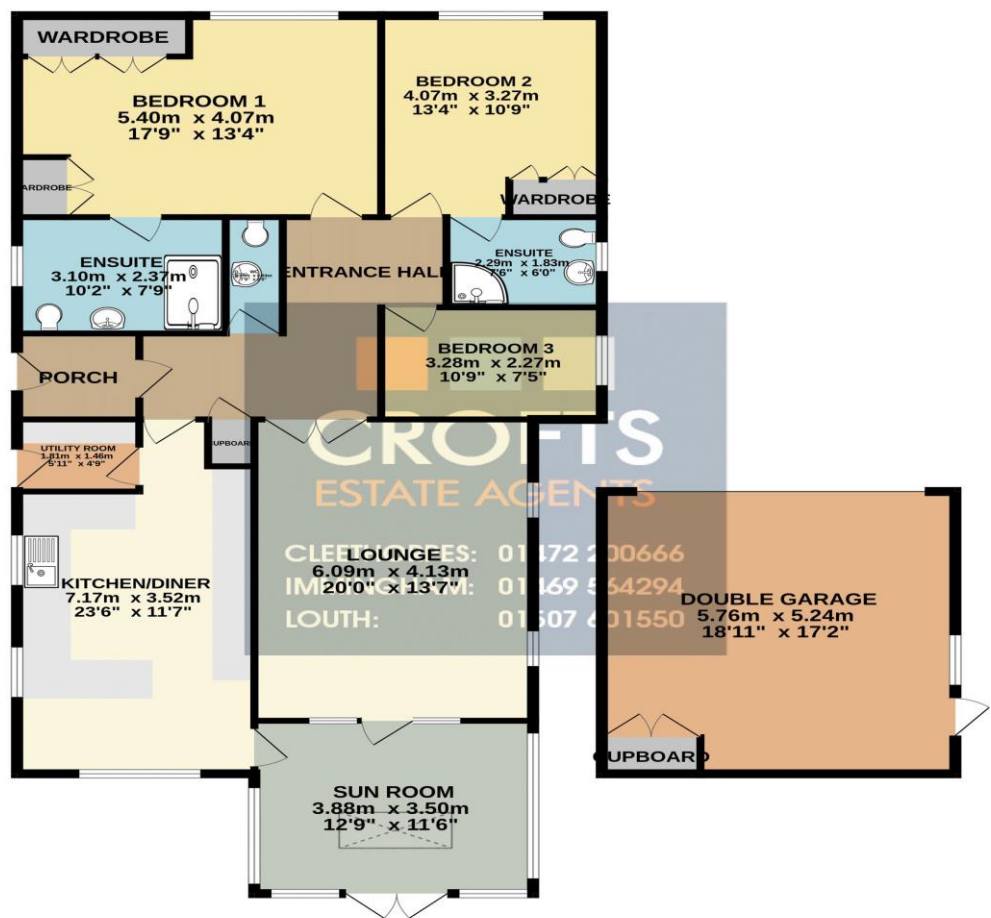
Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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.



GROUND FLOOR
165.6 sq.m. (1783 sq.ft.) approx.



TOTAL FLOOR AREA : 165.6 sq.m. (1783 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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