



# CROFTS ESTATE AGENTS

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## Stephen Crescent

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£225,000

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### Property Introduction

Offered for sale with no forward chain, Crofts are delighted to bring to the market this well-proportioned three-bedroom detached bungalow, located within a popular residential area. The accommodation briefly comprises an entrance porch leading to a hallway, a bay-fronted lounge, dining area, spacious kitchen, conservatory, wet room, and three bedrooms, all benefiting from fitted wardrobes. The property further benefits from uPVC double glazing and gas central heating. Externally, there are front and rear gardens, a driveway, and an attached garage. Early viewing is highly recommended.

### Entrance Porch

uPVC double glazed entry door to the front elevation, along with inner door to the hallway with two adjoining glazed panels.

### Hallway

18' 2" x 5' 6" (5.533m x 1.670m)

With attractive Herringbone patterned wooden flooring and having central heating radiator. Coving to the ceiling and plate rack to the walls.

### Lounge

15' 0" plus bow window x 11' 10" (4.574m x 3.609m)

With uPVC double glazed bow window to the front elevation, the lounge has coving to the ceiling. Living flame gas fire with surround. Two further uPVC double glazed windows to the side

elevation. Two central heating radiators. Sliding doors to the rear through to a dining area.

### Dining Room

7' 0" x 11' 10" (2.144m x 3.609m)

uPVC double glazed window to the side elevation. Coving to the ceiling. Central heating radiator.

### Kitchen

10' 7" x 10' 4" (3.228m x 3.158m)

Offering a range of wall and base units with complementary work surfacing with tiled splashback and inset stainless steel sink and drainer. Integrated oven and four ring electric hob. Plumbing and space for a washer and dryer. Undercounter space for a fridge and freezer. Central heating radiator. uPVC double glazed windows to the side and rear elevations. uPVC double glazed entry door through to the conservatory.

### Conservatory

11' 1" x 11' 4" (3.371m x 3.447m)

uPVC double glazed and having French doors to the rear and a side door to the driveway. Central heating radiator.

### Wet Room

10' 6" x 6' 11" (3.195m x 2.117m)

This well proportioned wet room has a uPVC double glazed window to the rear and is equipped with a w.c., wall mounted wash

basin and a shower area with thermostatic controlled shower. Tiling to the walls. Central heating radiator.

#### Bedroom One

14' 1" x 11' 0" into the wardrobes (4.298m x 3.350m)

The first of the double bedrooms is located to the rear and has a uPVC double glazed window. Fitted wardrobes along one wall. Central heating radiator.

#### Bedroom Two

12' 0" into bow x 11' 0" (3.653m x 3.350m)

uPVC double glazed bow window to the front elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobes along one wall.

#### Bedroom Three

8' 7" x 11' 0" (2.607m x 3.354m)

The final of the three bedrooms offers a uPVC double glazed window to the side elevation. Central heating radiator.

#### Outside

Set upon this lovely sized plot with lawned garden to the front along with driveway leading to the attached garage. The rear garden enjoys a good degree of privacy and had lawn, patio and gravel beds.

#### 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.

#### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

#### 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)

#### 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

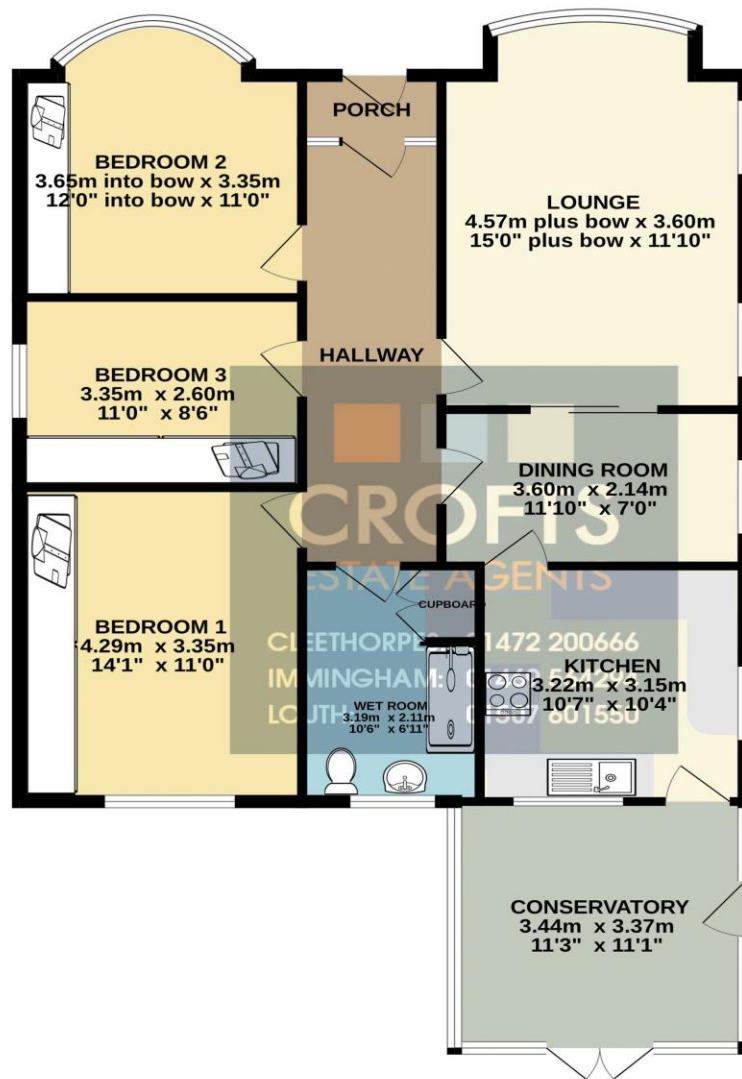
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



GROUND FLOOR  
100.1 sq.m. (1077 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1077 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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