IN HOUSE ESTATE AGENTS

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Crowmarsh Gifford

Welcome to Apple Tree House. This stunning family home has so much flexible space there is a room for every occasion! The generous kitchen/diner creates a real heart to the house and is perfect for family meals, while the lounge with its wood burner is the ideal setting for cosying up on a winters evening. Need some space for the kids to play? The family room opens up to the sunny south-facing rear garden and with a family bathroom and shower room, four bedrooms and office, utility, cloakroom, a separate annex with additional cloakroom and ample off-street parking, this is the home that just keeps on giving!

- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **VERSATILE FAMILY HOME**
- **SOUTH-FACING REAR GARDEN**
- **THREE RECEPTION ROOMS**
- **GARDEN ANNEX**
- **OFF-STREET PARKING**
- **UTILITY & CLOAKROOM**
- **FAMILY BATHROOM & SHOWER ROOM**

Crowmarsh Hill
Crowmarsh Gifford

£560,000

APPROACH & OFF-STREET PARKING

The property is accessed via the driveway which provides off-street parking for up to four vehicles and leads to the storm porch. The front garden is laid to lawn and planted with mature shrubs and the property's front door opens to:

HALLWAY

Stairs rising to first floor, radiator and doors to:

KITCHEN/DINER ***24' 7" x 12' 6" (7.5m x 3.8m)***

Open plan room with matching wall and base units, one and a half bowl sink/drainer, integral five-ring gas hob & double oven with extractor over, dishwasher and space for fridge/freezer. Breakfast bar, tiling to walls, slate tiled flooring continuing to timber flooring throughout the dining area, bespoke shelving, door to rear garden and archway to:

LOUNGE ***11' 7" x 10' 8" (3.53m x 3.24m)***

Double glazed bay window, log burner set into fireplace with slate hearth, timber flooring and built-in cupboard and shelving.

FAMILY ROOM ***15' 7" x 8' 8" (4.74m x 2.65m)***

Steps lead down to the family room with two radiators, spotlights and double glazed double doors opening to rear garden.

CLOAKROOM

Suite comprising hand wash basin and WC. Extractor fan and tiling to walls and floor.

UTILITY ROOM

Matching wall and base units and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Stairs rising to second floor and doors to:

BEDROOM ONE ***11' 7" x 10' 1" (3.52m x 3.08m)***

Double glazed bay window and radiator.

BEDROOM TWO ***12' 7" x 10' 0" (3.83m x 3.04m)***

Double glazed window, radiator and built-in wardrobe.

BEDROOM THREE ***7' 11" x 6' 7" (2.42m x 2.0m)***

Double glazed window and radiator

BATHROOM

White suite comprising panel bath with shower attachment, hand wash basin and WC. Double glazed privacy window, chrome heated towel rail and tiling to walls and floor.

SHOWER ROOM

Suite comprising walk-in shower, hand wash basin and WC. Double glazed privacy window, chrome heated towel rail and tiling to walls and floor.

OFFICE / STUDY

Dual aspect room with double glazed and Velux windows and built-in desk area.

BEDROOM FOUR ***13' 7" x 13' 7" (4.15m x 4.14m) restricted head height***

Dual aspect room with three Velux windows, radiator and eaves storage.

ANNEX ***10' 9" x 8' 10" (3.28m x 2.70m)***

Double glazed window, storage cupboard and door to:

ANNEX CLOAKROOM

Suite comprising hand wash basin and WC. Double glazed window and tiling to walls and floor.

REAR GARDEN

This stunning south-facing rear garden is mainly laid to lawn and planted with fruit bearing trees and mature shrubs and flowerbeds. With a paved patio and area of decking making this garden the perfect setting for summer entertaining!

MONEY LAUNDERING REGULATIONS 2003 - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.