

FOR SALE



Creswick Road, Dalton Parva
Guide Price £200,000


MARTIN & CO



Creswick Road, Dalton Parva

3 Bedrooms, 1 Bathroom

Guide Price £200,000

- Detached house
- Three bedrooms
- Conservatory
- Drive and garage
- Gardens to three sides

GUIDE PRICE £200,000 - £210,000. Nestled on a generous corner plot in Dalton Parva, this three-bedroom detached home at Creswick Road offers an exceptional living opportunity for a varied purchaser. The property is conveniently located, providing easy access to local amenities and excellent transport links, ideal for commuters.

The heart of this inviting home is a spacious lounge, featuring an open-plan staircase to the first floor and a charming log-burning stove set into an elegant stone fireplace, creating a warm and welcoming atmosphere. The dining kitchen is equipped with Beech-effect fitted cabinets and includes patio doors that open into a bright conservatory, overlooking a beautifully maintained rear garden.

Upstairs, the property boasts three well-appointed bedrooms, with the master bedroom featuring ample fitted wardrobes. A contemporary shower room with a white three-piece suite serves the bedrooms.

Externally, the home is surrounded by lush lawns and mature shrubs, enclosed within a sizeable plot that enhances privacy. Double gates lead to a driveway that extends to a single garage with an additional utility area. Additional outdoor features include a side



patio, a further lawn with mature trees, and a dedicated vegetable garden area, perfect for gardening enthusiasts.

Offered for sale with no onward chain, this property is ready to welcome its new owners to start their next chapter in a delightful setting.

LOUNGE A generous size living room which has coving to the ceiling and an open plan staircase rises to the first floor landing. The focal point of the room is the stone built feature fire place which houses the log burning stove, front facing entrance door and front facing bow window.

DINING KITCHEN With coving to the ceiling and having a range of fitted wall and base units in Beech effect, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, space for fridge freezer, plumbing for washing machine, hob, oven, tiled splash backs,

breakfast bar, rear facing window and rear facing patio doors to the conservatory.

CONSERVATORY A versatile room which overlooks to garden with side facing French doors, side and rear facing windows.

LANDING With built in storage cupboard housing the boiler and access to the loft.

BEDROOM ONE A double size room having mirror fronted fitted wardrobes to one wall and front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A single size room with rear facing window.

SHOWER ROOM Having a white three pieces suite which comprises of a low flush w.c, vanity wash hand



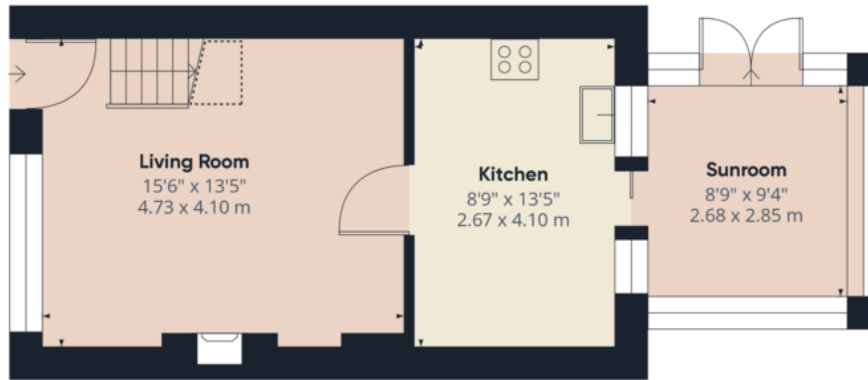
basin, shower cubicle, tiled walls, and side facing window.

OUTSIDE Set on a larger than average plot with garden areas to three sides. To the front double gates open onto the drive which leads to the single garage. With lush lawns to the front with mature shrubs and borders. Further double gates open onto a side patio area. To the rear is a patio area, lawn and vegetable area. To the rear of the garage is a utility room with plumbing for washing machine and space for tumble dryer.

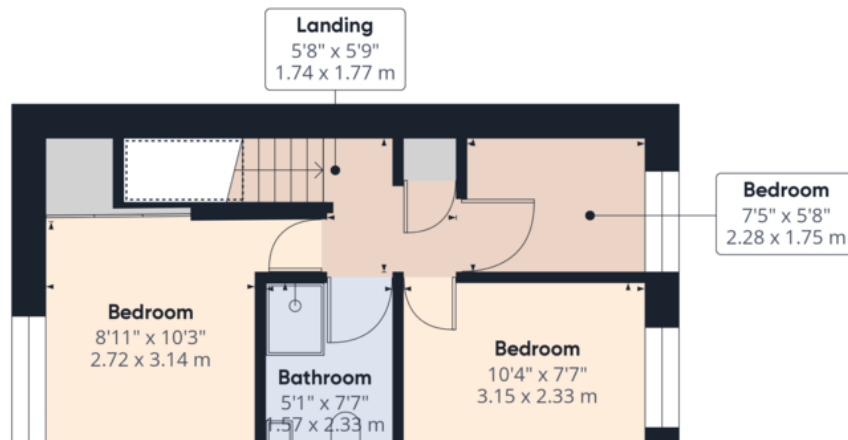


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

735.39 ft²
68.32 m²

Reduced headroom

15.28 ft²
1.42 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

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