



62 Cranwell Road, Cantley, DN4 6EP
£310,000

The Property Perspective

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We are delighted to offer for sale this modern detached house located in this popular area with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property has been well maintained and improved and now offers good quality family accommodation over 2 floors. as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances and separate utility room plus contemporary bathroom, en suite and WC. Items of note include 2 sets of French doors leading to the rear garden, fitted wardrobes/units to 3 bedrooms plus an enclosed porch area. There are ample sockets and media points to the property. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is a porch, entrance hall, lounge, dining room, dining kitchen, utility room and WC. Off the first floor landing are 4 well proportioned bedrooms, the master with en suite plus a family bathroom.

Externally the property does not disappoint having impressive garden areas with an inner courtyard plus lawns and patio area plus a summer house. There is a workshop accessed from the rear. The property benefits from a double driveway leading to a garage/store plus further store.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Enclosed Porch

With tiled floor.

Entrance Hall

With laminate flooring.

Lounge 14'7" x 11'6" (4.47m x 3.53m)

A light dual aspect room with feature shelves plus carpets, curtains and blinds. French doors leading to rear garden.

Dining Room 16'2"(max) x 11'6"(max) (4.93m(max) x 3.53m(max))

With alcove shelving, laminate flooring and blinds. Access to store.

Dining Kitchen 17'3"(max) x 13'5"(max) (5.26m(max) x 4.11m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus breakfast bar. With oven, microwave, hob, hood, fridge freezer, dishwasher and wine cooler. With tiling, floor tiling, recessed spot lights and blind. French doors leading to rear garden.

Utility Room 8'5" x 5'5" (2.58m x 1.67m)

Having laminate worktops plus space for washing machine and drier. With vinyl flooring and blind. Door leading to rear garden plus personnel door leading to garage/store.

WC 5'8" x 3'8" (1.74m x 1.12m)

Having contemporary white sanitary ware with ladder radiator and timber floor.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 12'8" x 10'0" (3.88m x 3.05m)

With fitted wardrobes, carpets and blinds.

En Suite 5'10" x 4'9" (1.78m x 1.46m)

Having contemporary white sanitary ware with vanity basin, recessed spot lights, vinyl flooring and blind.

Bedroom 2 11'6" x 9'10" (3.52m x 3.00m)

With fitted wardrobes, units and vanity plus recessed spot lights, laminate flooring and blinds.

Bedroom 3 10'0" x 9'10" (3.05m x 3.01m)

With carpets and blinds.

Bedroom 4 10'0" x 6'4" (3.05m x 1.95m)

Currently used as an office/study with fitted units but could easily be converted back. With laminate flooring.

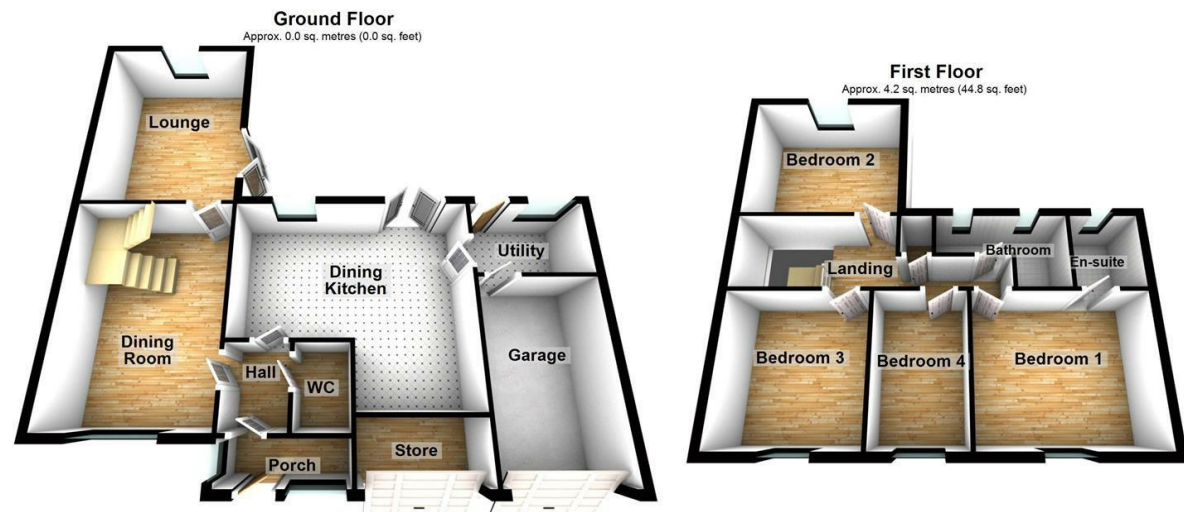
Bathroom 9'6"(max) x 5'8"(max) (2.90m(max) x 1.75m(max))

Having contemporary white sanitary ware with shower and screen to bath, recessed spot lights, tiling and vinyl flooring.

EXTERNAL

Externally the property does not disappoint having impressive garden areas with an inner courtyard plus lawns and patio area plus a summer house. There is a workshop accessed from the rear. The property benefits from a double driveway leading to a garage/store plus further store.

* Re modelling works have been carried out to this property and we have not seen any planning or building regulations consents for these.



Total area: approx. 4.2 sq. metres (44.8 sq. feet)