



**3 Priory Ridge, Crofton, WF4 1TF**  
**£274,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this double fronted detached house located on a corner plot within a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include air conditioning to 2 bedrooms, shutters to some rooms, fitted wardrobes to bedroom 1 plus timber internal doors. There are ample sockets and media points to the property. The home is ready to move in with flooring and window coverings included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property is located on a corner plot with private gardens.

Tenure - Freehold

Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring.

#### Lounge 15'10" x 10'0" (4.84m x 3.06m)

A light through room with French doors to the rear. With laminate flooring, shutters and curtains.

#### Dining Kitchen 15'10"(max) x 16'3"(max) (4.83m(max) x 4.96m(max))

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling plus island unit. With oven, microwave, hob, fridge freezer, dishwasher and washing machine. With recessed spot lights, laminate flooring and shutters. Access to store plus door leading to rear garden.

#### WC 4'11" x 2'7" (1.52m x 0.81m)

Having contemporary white sanitary ware with tiling and floor tiling.

### FIRST FLOOR

#### Landing

With shutters and fitted carpets.

#### Bedroom 1 12'11"(max) x 11'7"(max) (3.95m(max) x 3.55m(max))

With air conditioning, fitted wardrobes, shutters and carpets.

#### En Suite 6'7" x 4'0" (2.02m x 1.22m)

having contemporary white sanitary ware with vanity basin, tiling, ladder radiator and recessed spot lights.

#### Bedroom 2 11'6"(max) x 10'0"(max) (3.53m(max) x 3.06m(max))

With air conditioning, walk in store, shutters and laminate flooring.

#### Bedroom 3 7'0" x 6'5" (2.15m x 1.96m)

With vinyl flooring and shutters.

#### Bathroom 6'7" x 5'5" (2.03m x 1.67m)

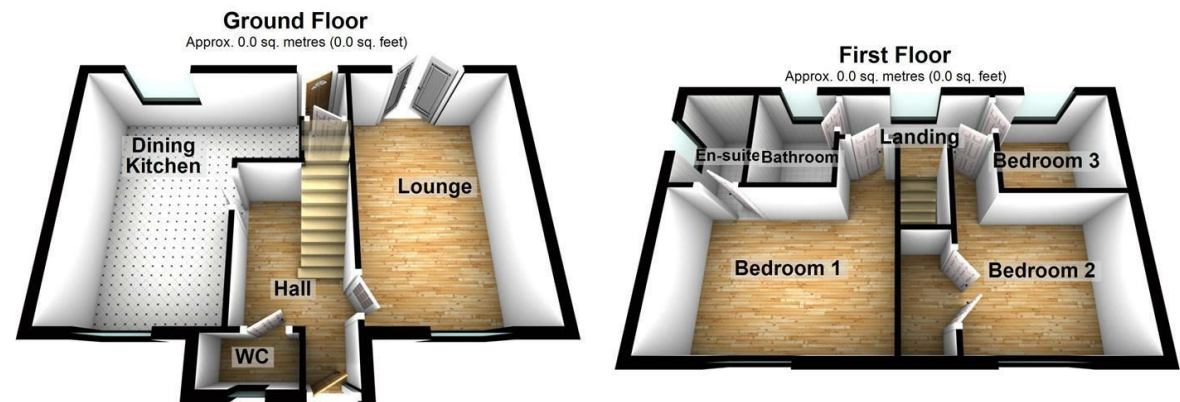
Having contemporary white sanitary ware with vanity basin, ladder radiator, tiling and vinyl flooring.

### EXTERNAL

The property is located on a corner plot with private gardens.

#### Garage 17'0" x 8'6" (5.2 x 2.6)

Detached single garage - electric throughout



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.