





## 4 Earl Warren

Croxton, IP24 1SS

Located in a sought-after village, this exceptional four-bedroom detached home boasts stunning views over open farmland. Highlights include a spacious 25ft garden room, two en-suite bedrooms, lounge, dining room, kitchen, and utility room. The landscaped rear garden offers a tranquil rural outlook. Additional features include a double garage and private driveway. A rare opportunity—early viewing advised.

Council Tax band: D

Tenure: Freehold

### Hallway

26' 1" x 6' 5" (7.95m x 1.95m)

Two windows to front and one to side, wooden flooring, doors to WC and kitchen, opening to lounge, stairs to first floor landing, and radiator.

### Downstairs WC

6' 7" x 2' 11" (2.01m x 0.88m)

Window to front (hallway), heated towel radiator, low level WC, wash basin, tiled flooring, part wall tiling, and extractor fan.

### Lounge

12' 11" x 19' 6" (3.93m x 5.95m)

Two windows to front, opening to dining room, carpet flooring, two radiators, and log burner with large slate surround.

### Dining Room

9' 2" x 12' 2" (2.79m x 3.71m)

Window to side, (garden room) carpet flooring, radiator and doors to garden room and kitchen.







### **Kitchen**

9' 3" x 14' 1" (2.82m x 4.28m)

Fitted with a range of wall and base units with work surfaces over, inset one and a half bowl sink with waste disposal, tiled splashback, tiled flooring, space for large range cooker with cooker hood over, integrated dishwasher and fridge, two windows to rear, doors to dining room, utility room and opening to breakfast room/family room.

### **Utility Room**

6' 0" x 6' 11" (1.84m x 2.11m)

Wall and base units with work surface over, tiled splashback, spaces for washing machine and under counter fridge, radiator and tiled flooring.

### **Breakfast Room / Family Room**

8' 11" x 19' 3" (2.72m x 5.86m)

Two windows to rear, two windows to side, French doors to garden, wooden flooring, two radiators and door to double garage.

### **Garden Room**

25' 5" x 9' 5" (7.74m x 2.86m)

Windows to all sides, wooden flooring with underfloor heating, door to rear garden, power and lighting, two velux windows, solid roof and delightful views over the open farmland.

### **First Floor Landing**

4' 11" x 16' 10" (1.51m x 5.13m)

Velux window to rear, doors serving all bedrooms and bathroom, airing cupboard housing the hot water cylinder, large wardrobe/storage space, access to loft, carpet flooring, and radiator.

### **Bedroom 1**

13' 9" x 13' 3" (4.20m x 4.04m)

Window to front and rear, two large built in wardrobes, two further single built in wardrobes, carpet flooring, radiator and door to En-Suite.







### **En-Suite**

7' 5" x 6' 0" (2.26m x 1.84m)

Velux window to front, shower cubicle with power shower over, low level WC, vanity style wash basin with storage under, full wall tiling, tiled floor, heated towel radiator and shaver point.

### **Bedroom 2**

14' 2" x 13' 7" (4.31m x 4.13m)

Window to rear and side, built in wardrobe with sliding doors, two radiators, carpet flooring and door to En-Suite.

### **En-Suite**

8' 11" x 6' 7" (2.72m x 2.01m)

Window to rear, shower cubicle with power shower over, low level WC, wash basin, built in dressing table area with storage below and mirror above, heated towel radiator, tiled flooring, full wall tiling, extractor fan and shaver point.

### **Bedroom 3**

9' 8" x 13' 9" (2.95m x 4.18m)

Window to front, radiator, carpet flooring and built in double wardrobe with sliding doors.

### **Bedroom 4**

9' 8" x 9' 3" (2.95m x 2.81m)

Window to front, carpet flooring and radiator.

### **Bathroom**

8' 10" x 5' 10" (2.69m x 1.77m)

Suite comprising of bath with mixer tap and shower attachment over, low level WC, vanity style wash basin with storage under, two heated towel radiators, tiled flooring, full wall tiling, extractor fan, shaver point and window to rear.

### **Front Garden**

The front garden offers a large lawned area with shrub and plant borders, gate to rear garden and outside security lighting.





Rear Garden

The delightful rear gardens are impeccably maintained and enjoy views over the open farmland and provide a tranquil place to relax. The beautiful gardens have a wraparound patio area, lawned area and shrub and plant borders, water features, outside shed, external power socket, wall mounted water butt, outside tap, oil tank and two gates returning to the front garden and driveway.

Double garage

Two electric garage doors to front, power and lights connected, oil fired boiler, two taps and water softener which also provides a pure water facility.

Driveway

The shingled driveway provides ample off road parking for four vehicles and leads to the double garage.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,263.80 per annum for 2025/26. The current vendors have installed 19 solar panels that generate power for the property with the benefit of a battery storage facility. For more information, please contact the office. Furthermore, the property has a septic tank system, for more information, please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

