

# THOMAS BROWN

ESTATES



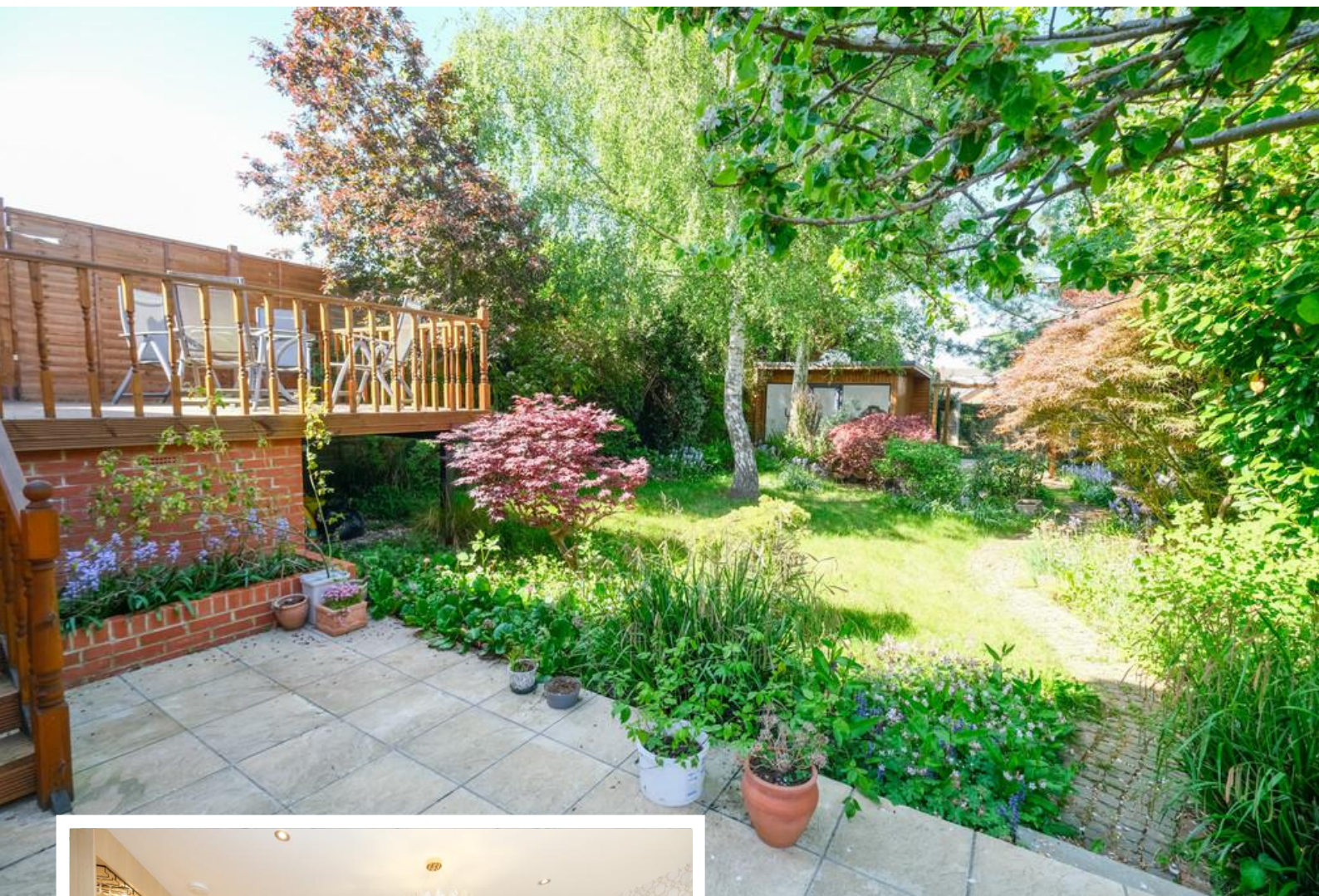
**63 Craven Road, Oprington, BR6 7RU**

**Guide: £850,000-£875,000**

- 5 Double Bedroom Semi-Detached Chalet Property
- Close Proximity to Goddington Park
- 3 Bathrooms, Garden Cabin
- No Forward Chain, Deceptively Spacious







## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this immaculately presented, deceptively spacious five double bedroom three bathroom semi-detached executive chalet property that must be viewed to fully appreciate the quality of specification and floor space on offer. Situated on the ever popular tree lined Craven Road, this wonderful property boasts close proximity to Goddington Park and St Olaves Grammar School. The accommodation is being offered to the market with no forward chain and comprises: entrance hall, a fantastic dual aspect 37' open plan lounge/dining room/kitchen with feature vaulted ceiling and bespoke storage, two double bedrooms and a modern family bathroom with freestanding bath and shower. To the first floor is a spacious landing/utility area, three double bedrooms, one with an en-suite shower room, and a bathroom. Externally there is a large landscaped garden with numerous seating areas, cabin ideal for a home gym or office, garage to the side and a driveway to the front. Craven Road is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Viewings are strongly recommended to fully appreciate the quality of location, plot and floor space on offer.





#### ENTRANCE HALL

Door to front, wood effect flooring.

#### LOUNGE/DINER/KITCHEN

37'0" x 13'04" (11.28m x 4.06m) (dual aspect) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, space for washing machine, space for dishwasher, breakfast bar, bespoke storage, double glazed window to front, double glazed door and double glazed window to rear, skylight, part vaulted ceiling, wood effect flooring, three radiators.

#### BEDROOM

13'09" x 11'11" (4.19m x 3.63m) Bespoke storage, fitted wardrobes, feature window and seat, double glazed window to side, radiator.

#### BEDROOM

12'11" x 9'0" (3.94m x 2.74m) Double glazed window to front, wood effect flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, freestanding bath with shower attachment, shower cubicle, double glazed window to side, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

20'05" x 6'05" (6.22m x 1.96m) Utility area with fitted wardrobes, stainless steel sink, space for appliances, breakfast bar, double glazed window to rear, carpet runner to stairs, wood effect flooring, radiator.

#### BEDROOM

12'06" x 12'01" (3.81m x 3.68m) Bespoke storage, feature window seat, double glazed window to side, wood effect flooring, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### BEDROOM

12'05" x 12'01" (3.78m x 3.68m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, wood effect flooring, two radiators.

#### BEDROOM

13'07" x 9'01" (4.14m x 2.77m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, wood effect flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75'0" x 38'0" (22.86m x 11.58m) Two patio areas, raised decked area, laid to lawn, pond, mature flowerbeds and shrubs.

#### CABIN

13'05" x 7'11" (4.09m x 2.41m) Double glazed door to front, power and light, laminate flooring.

#### BASEMENT (STORAGE ONLY)

#### FRONT

Drive, landscaped, part laid to lawn, mature shrubs.

#### GARAGE

16'07" x 8'10" (5.05m x 2.69m) Up and over door to front, double glazed opaque window to rear, double glazed opaque door to rear, radiator.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

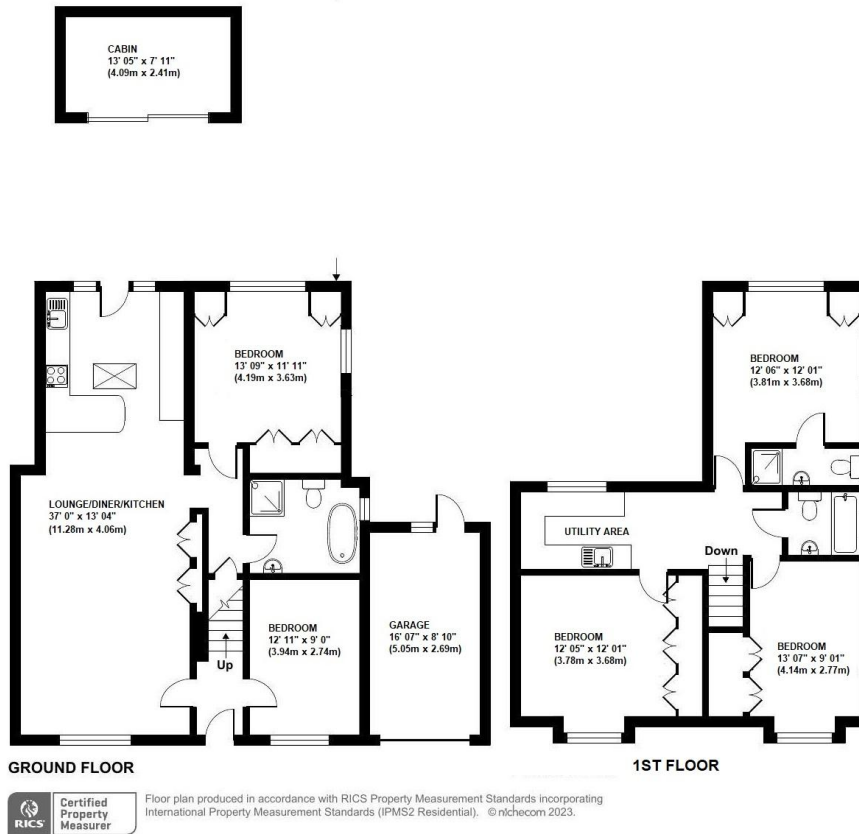
#### NO FORWARD CHAIN



Approximate Area = 1662 sq ft / 154.4 sq m

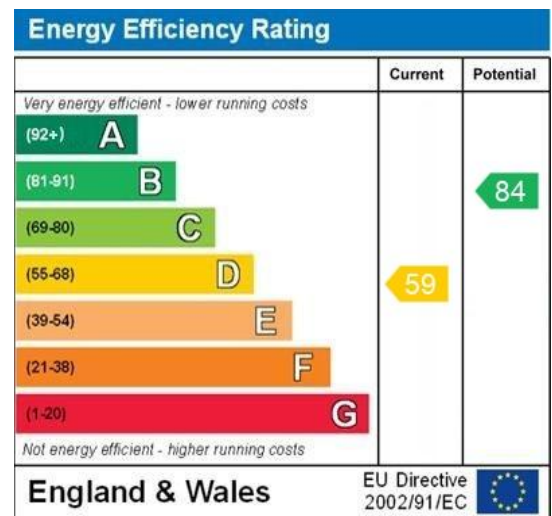
Total = 2004 sq ft / 186.2 sq m

For identification only - Not to scale



**Council Tax Band: E**

**Tenure: Freehold**



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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