

Grove Lane, Hemsworth



Offers Over £300,000



4



2



2



78

Crown Estate Agents are proud to present this immaculately presented four bedroom detached house on a sizeable corner plot. A perfect family home with beautiful wrap around enclosed gardens and a summer house, ideal for outdoor entertaining. A viewing is recommended to fully appreciate the size and presentation of this property but don't hang around as these style of houses are in demand and will be snapped up.



- Four Spacious Bedrooms
- Large Rear Garden with Summer House
- Modern Kitchen with Quartz Work Surfaces
- Spacious Lounge with French Doors
- Separate Dining Area
- Downstairs WC
- Master Bedroom with En-Suite
- Garage and Driveway Parking
- Council Tax Band - D
- EPC - TBC

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance

18'10" x 5'6" (5.76 x 1.68)

A generous entrance leading to the first floor, comprising an under stairs cupboard, laminate floor and a radiator.

Lounge

18'4" x 11'3" (5.61 x 3.43)

A spacious lounge featuring a grey carpet, coved ceiling, 2 x radiators and French patio doors leading to the rear garden

Dining Room

11'8" x 11'3" (3.56 x 3.43)

Separate dining room with a bay window and laminate flooring.

Kitchen Breakfast Room

11'10" x 10'2" (3.62 x 3.1)

A modern fully fitted kitchen with quartz work surfaces and breakfast bar, integral lights, tiled under floor heating. Appliances include built in double oven, gas hob, wine fridge, extractor, integrated bin, dishwasher and fridge freezer.

Utility Room

8'6" x 6'0" (2.6 x 1.83)

Just off the kitchen the utility has a sink, plumbing for a washing machine and space for a dryer. Additional work tops and storage wall and base units There is a UPVC door with animal access to the rear of the property.

WC

6'0" x 2'10" (1.83 x 0.87)

Ground floor WC with a low flush toilet, hand wash basin, radiator and shelving.

Landing

12'11" x 9'2" (3.96 x 2.80)

A grand open landing has access to the loft space, with a radiator and window facing the rear garden.

Master Bedroom

10'2" x 10'2" (3.11 x 3.10)

A spacious double bedroom benefitting from en-suite shower room, two built-in wardrobes, window shutters and a radiator. All sockets in the master bedroom also come with USB ports for extra convenience. The room is decorated with a salmon feature wall and carpets. Window overlooks the rear of the property.

En-Suite

7'10" x 7'1" (2.41 x 2.17)

Part tiled room with a corner waterfall shower, low flush WC and a pedestal hand wash basin. Heated towel rail and frosted window.

Bedroom Two

14'4" x 10'1" (4.38 x 3.08)

Another spacious double room with two front facing windows with shutters and a radiator. Decorated with a navy blue feature wall and carpets.

Bedroom Three

9'1" x 5'8" (2.77 x 1.75)

A double room with built in open wardrobes and drawers as pictured. The room is neutral with carpets and front facing window.

Bedroom Four

11'3" x 9'1" (3.43 x 2.77)

With a window to the rear, the L-shaped room could house a double bed or be made as a spacious single as currently set out. Bright and airy with neutral décor and carpets.

Family Bathroom

7'2" x 5'8" (2.20 x 1.75)

A three piece suite comprising a low flush WC, hand wash basin and panelled bath with hand shower. The room is half tiled with a heated towel rail and a UPVC frosted window.

Front Garden

Open plan lawned area with a driveway for 2 cars and access to the garage.

Rear Garden

A beautiful enclosed garden on two levels which flows around the side of the property and the whole of the back with both a lawned area and a patio area, flower and shrub beds, and a good sized summer house which has endless potential. The rear garden is perfect for those who love to entertain or like spending time in the garden. Part of the back garden looks onto horse fields and is very private. One of the best features of this stunning home.

Garage

18'1" x 8'11" (5.53 x 2.74)

The garage is connected to the front side of the property with a convenient access door from the rear garden.



Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Call 01977 285 111 to view this property or visit www.crownestateagents.com

Opening hours:
 Mon - Fri 9am - 5pm
 Sat 10am - 2pm