



## Crofters Green, Green Lane,

**£320,000**

**\*\* DETACHED HOUSE \*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* CONSERVATORY \*\* TWO BATH/SHOWER ROOMS \*\* POPULAR CUL-DE-SAC LOCATION \*\*  
\*\* GARDENS & GARAGE \*\***

Occupying a desirable residential location and offering excellent family sized accommodation is this well presented four bedroom detached house. Benefits gas central heating, UPVC double glazing and alarm system. The "ready to move into" accommodation briefly comprises; Reception Hall, Cloakroom, Lounge, Dining Room, Conservatory and Fitted Kitchen. Four first floor Bedrooms, En-Suite Shower room to the master, plus house Bathroom.

Outside are Gardens, Driveway and Garage.



### Hallway

Central heating radiator, under stair storage.

### Lounge

16'1 x 11'10 (4.90m x 3.61m)

Electric fire with feature fireplace surround and central heating radiator.

### Dining Room

11'5 x 10'0 (3.48m x 3.05m)

Patio doors leading to conservatory, central heating radiator.

### Kitchen

15'1 x 8'10 (4.60m x 2.69m)

Cream oak effect wall and base units with work surfaces over, stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher, gas hob and electric oven, radiator door leading to garden.

### Cloakroom

Low flush WC, hand wash basin and central heating radiator.

### Conservatory

9'9 x 12'1 (2.97m x 3.68m)

Tiled flooring, UPVC French doors leading to rear garden.

### First Floor Landing

#### Bedroom One

15'6 x 9'8 into wardrobes (4.72m x 2.95m into wardrobes)

Fitted wardrobes and central heating radiator.

#### En-Suite

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Tiled walls and heated towel rail.

#### Bedroom Two

8'10 x 10'10 (2.69m x 3.30m)

Central heating radiator.

#### Bedroom Three

9'4 x 7'6 (2.84m x 2.29m)

Central heating radiator.

#### Bedroom Four

8'4" x 6'2" (2.55 x 1.90)

Central heating radiator and built in wardrobes.

### Bathroom

Three piece modern suite comprising; low flush WC, wash hand basin and panel bath with shower over. Heated towel rail and tiled walls.

### Outside

Garden to the front. Driveway to the side leading to a single garage with power and light.

Large garden to the rear with patio

### Council Tax

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (13-38) F (1-12) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (13-38) F (1-12) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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