

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 10 Wyvern Close, Crowle, DN17 4NW

- Substantial, individual and superbly re – modelled 3 double Bed BUNGALOW on approx. ONE THIRD ACRE landscaped low maintenance gardens • Stunning throughout! • Double Garage and lots of parking • horticulture appeal • Entertaining/Leisure area with Scandinavian Pod •
- Multi-purpose Cabin and spectacular panoramic view •
- **MUST BE VIEWED** •



**£357,000**



**CROWLE** is a small country town – fantastic amenities – local railway station – 2 miles M180 j2 – 14 miles Doncaster (Kings Cross 1hr 46 mins average) Yorkshire/Lincs/North Notts borders – easy access to York, Leeds, Sheffield, Lincoln, Hull.

**Accommodation (room sizes approx. only)**

**Inner HALL** good natural lighting, media space, deep window, pattern tile floor, spacious full height cupboards, multi downlights, access to roof space and natural oak internal doors leading off.

**LOUNGE** (3.9m x 5.1m) panoramic view, bow window, wall tv provision, corner down lights and central pendant.

**Newly remodelled KITCHEN DINER** (3.8m x 3.2m) tiled floor, side external door, double aspect windows, units in white, peacock blue tiled upstands, contrasting counters and meal bar, under cabinet, kick panel and multi down lighting, integrated eye level fan oven, 4 burner gas hob, canopied fan, etc.

**Rear BEDROOM 1 and En suite** (3.8m x 3.3m) extensive fitted bedroom furnishings, grey oak laminate flooring and direct access to **Wash Room** (1.9m x 0.8m) with pattern tile floor, towel radiator, fan and vanity units with integral toilet and wash basin

**Rear BEDROOM 2** (3.6m min x 3m) currently used as Dining Room , natural oak laminate flooring, wall mounted tv provision and patio doors to outdoor terrace.

**Double BEDROOM 3** (3m x 3m) also having private rear outlook and wall mounted tv provision.

**SHOWER ROOM** (2.6m x 1.6m) super tile finishes, doorless entry large shower cubicle with extra hand spray, toilet and extensive vanity finishings with mirrored cabinet, toilet, wash basin, fan and towel radiator.

**OUTSIDE**

At the elevated head of the quiet residential cul-de-sac. Landscaped frontage, full driveway to Large Double Garage (brick/tiled) incorporating outside Toilet, Laundry Room and Store.

Private Courtyard with power. Multi-vehicle **Parking Court** and vehicular central access for the full depth of the deep acre plot given over to horticulture, raised beds, lawn and Leisure Area with **secure Shed** (3m x 3m) and **Toilet** with terrace. **Scandinavian hexagonal Pod** 2.6m – suitable for entertaining, hot tub, small gym, craft room),sheltered BBQ **Entertaining Cabin** (3.2m x 4.3m) with sink, units, seating, bar, fire/heating, wall mounted tv provision, enjoying fantastic panoramic views towards Yorkshire.

**SERVICES**

All mains services

- Mostly underfloor gas central heating

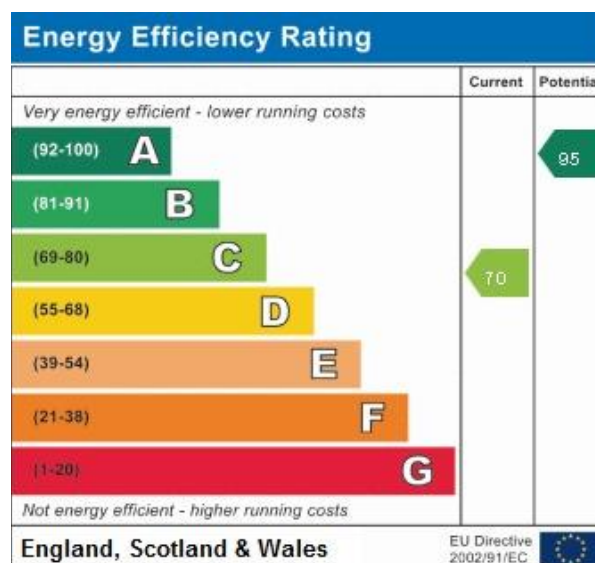
**AGE** 1970's built – recently remodelled, new roof coverup, cavity wall insulation.

**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band 'C' (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684





10, Wyvern Close, Crowle, DN17 4NW



Total Area: 90.8 m<sup>2</sup> (excluding wc, garage, store, utility room)

All measurements are approximate and for display purposes only. © The Square Space M2  
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**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
[epworth@gricehunter.co.uk](mailto:epworth@gricehunter.co.uk)**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
[doncaster@gricehunter.co.uk](mailto:doncaster@gricehunter.co.uk)**

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