

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

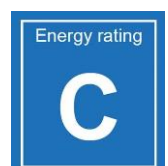


30 Park Avenue, Crowle, DN17 4HT

- A 4 Bedroom (En-suite) Detached House upgraded to “Show Home Standard”
- Premier large plot on the development • New reed green Kitchen • Modern Bathroom fittings •
- Completely redecorated and new carpets • Returfed garden and extensive parking • Double/Twin Garage • Gas central heating and PVC double glazing • Open fields to the rear •



£395,000 NO CHAIN



A superbly presented property ready for immediate occupation and offered for sale with no forward chain. This exceptional family home boasts: -

- Attractively and newly redecorated throughout
- New carpets throughout
- Newly fitted Dining Kitchen
- Refitted Bathroom, En-suite and Cloakroom fittings
- Returfed lawns
- Extensive new timber decking seating area
- Space to extend the house (subject to planning)

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL with PVCu double glazed door and staircase off. Integral door to the double Garage. Radiators.

LOUNGE (5.0m x 3.15m) with front facing bay window and 2 radiators.

DINING ROOM (3.32m x 2.80m) with radiator and PVCu double glazed patio doors to rear garden.

CLOAKROOM with wc and wash basin. Radiator.

DINING KITCHEN (4.70m x 2.43m) Kitchen Area including new units in reed green comprising base and wall cabinets, worktops, stainless steel sink unit, integrated dishwasher, space for fridge/freezer, Rangemaster multi oven/ hob range cooker, PVCu stable door to rear garden and rear garden outlook.

Dining Area (2.45m x 2.37m) with radiator and garden view.

First Floor

LANDING with airing and linen cupboards.

Main BEDROOM (4.0m x 3.83m) with deep built in wardrobes, radiator and front outlook.

EN-SUITE SHOWER ROOM (2.54m x 1.75m) new white suite including large walk-in shower, cabinet wash basin and wc. Towel radiator.

BEDROOM 2 (2.77m x 3.22m) with radiator, rear open outlook and built in wardrobe.

BEDROOM 3 (2.80m x 2.40m) with radiator, built in wardrobe and front outlook.

BEDROOM 4 (3.34m x 1.82m) with radiator and rear open outlook. Built in wardrobe.

BATHROOM (2.90m x 1.70m) including 4 piece suite comprising bath, vanity wash basin, wc and shower cubicle. Towel radiator.

OUTSIDE

The property occupies probably the largest plot on the development at the secluded head of the cul-de-sac. There is extensive car parking space in front of the house with driveway to the:-

Double/Twin GARAGE with dividing wall and communicating access between each section (5.25m x 2.55m and 5.25m x 2.40m) with two up and over doors, rear door to the garden and gas central heating boiler.

Extensive rear garden enjoying views over surrounding countryside to the east and with new decking directly adjoining the house. All of the garden is newly returfed.

SERVICES (not tested)

Mains water, electricity, draining and gas
Gas central heating to radiators

LOCAL AUTHORITY

North Lincolnshire Council

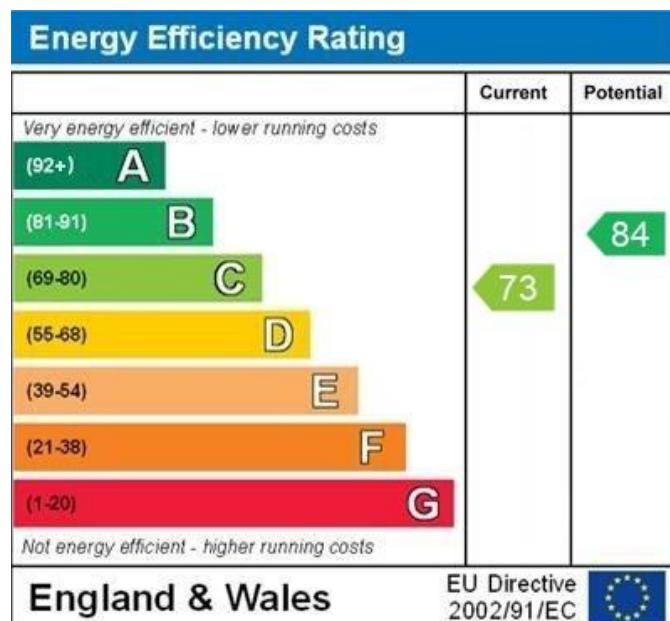
COUNCIL TAX Band 'E' (on-line enquiry)

TENURE

Freehold.

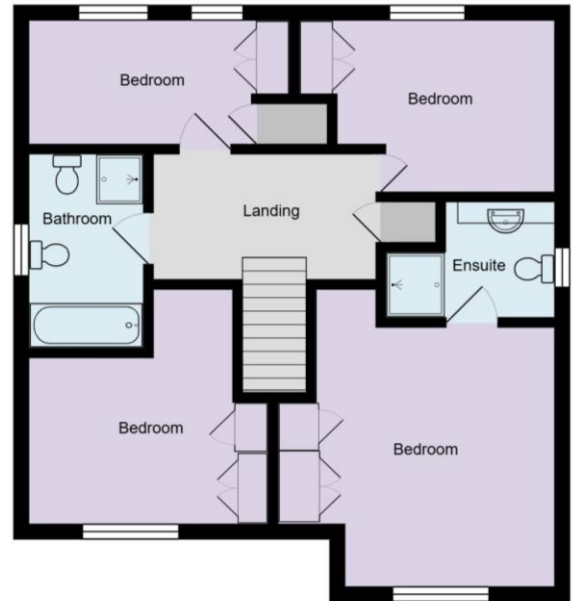
VIEWING

Strictly by prior appointment through Grice & Hunter
01427 873684





30, Park Avenue, Crowle, DN17 4HT



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