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Description

We are delighted to offer to the market this beautifully presented semi detached family home on a large corner plot, situated in Durrington, close to local shopping facilities, parks, schools, bus routes and mainline station.

Accommodation offers a recently refitted kitchen, utility room, lounge/dining room, conservatory, three double bedrooms and a family bathroom. The property also benefits from a westerly aspect rear and side garden, gas fired central heating, double glazing and is chain free.

Key Features

- Semi Detached Home
- Large Corner Plot
- Utility Room
- Double Glazing Throughout
- EPC Rating - TBC
- Three Double Bedrooms
- Refitted Kitchen
- Conservatory
- Chain Free
- Council Tax Band C



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Robert
Luff & Co



Frosted uPVC double glazed door to:

Entrance Hall

With coving, radiator, wall mounted heating thermostat, laid wood effect flooring and a glazed door to:

Lounge/Dining Room

5.88 x 3.82 (19'3" x 12'6")

With coving, two radiators, double glazed window, under stairs storage cupboard and double glazed patio doors leading to:

Conservatory

4.75 x 2.09 (15'7" x 6'10")

With laid wood effect flooring, double glazed windows with view of the rear garden and side garden and double glazed french doors leading to garden.

Kitchen

Recently refitted kitchen with high gloss handle-less drawers, wood effect working surfaces incorporating a stainless steel sink with a flexible mixer tap, fitted electric oven, four ring ceramic hob with extractor over, attractive metro brick tiled splashbacks, space and plumbing for dishwasher, attractive leaded light double glazed windows to front and a useful larder cupboard with shelves and under pelmet lighting.

Utility Room

2.49 x 2.41 (8'2" x 7'10")

With worktop, shelved areas, appliance space including plumbing for washing machine and wall mounted electric consumer unit.

Turnstairs leading to:

First Floor Landing

With loft hatch, airing cupboard with pre-lagged copper cylinder and slatted shelves.

Bedroom One

3.76 x 3.57 (12'4" x 11'8")

With radiator, leaded light double glazed window to front, fitted cupboard with hanging and shelf.

Bedroom Two

3.77 x 2.73 (12'4" x 8'11")

With double glazed leaded light window, radiator and coving.

Bedroom Three

3.08 x 2.83 (10'1" x 9'3")

With leaded light double glazed window with view of rear garden and radiator.

Bathroom

With panel enclosed bath, fitted over bath shower and mixer tap, pedestal wash hand basin with mixer tap, low flush WC, tiled walls, frosted leaded light window and a heated towel rail.

Outside

Rear Garden

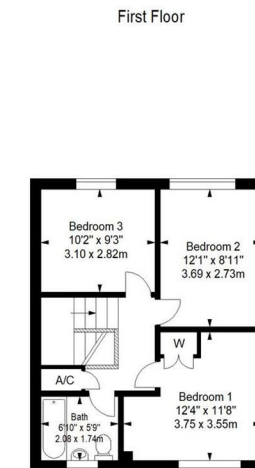
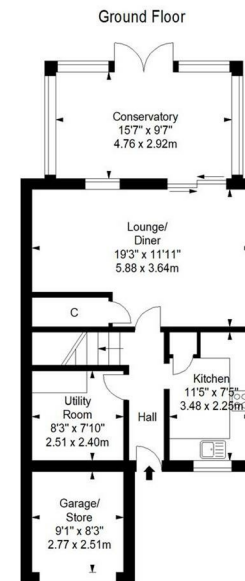
Westerly aspect with attractive brick paved patio with wall enclosed planters with a range of mature shrubs leading through to a side garden area with large lawn, path and gate to rear access, further flower borders, greenhouse and seclusion with hedges.

Front Garden

Private driveway leading to garage used for storage with up and over door, wall mounted Worcester boiler, power, storage space and shelves.



Floor Plan Willow Crescent



Approximate gross internal floor area 111.8 sq m/ 1203.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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