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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



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DN41 8EY

Offers Over £380,000

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OFFICE HOURS
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9am to 3pm
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Lounge

11' 11" x 21' 11" (3.63m x 6.68m)

This spacious living room boasts laminate flooring, modern decor, log burner, uPVC window to the front elevation and patio doors which open out to the rear garden where you will find a quality solid oak pergola.

Kitchen/Diner

10' 2" x 25' 5" (3.10m x 7.74m)

The heart of the home is the impressive open-plan kitchen/diner, thoughtfully designed for modern family living. Featuring a stylish range of contemporary units, quality integrated appliances and a central island providing additional workspace and informal seating, this bright and spacious room is perfect for both everyday living and entertaining. With ample space for a family dining table and direct access to the garden, it offers a seamless blend of practicality and style. To the rear, there is French doors which open out to the delightful rear garden.

Kitchen (Annexe)

7' 1" x 8' 7" (2.16m x 2.61m)

The annexe kitchen is fitted with a contemporary range of high-gloss wall and base units complemented by solid wood worktops. It features an integrated oven and hob, plumbing for a washing machine, and a practical breakfast bar, providing a functional dining space. A uPVC window provides natural light, while a radiator ensures year-round comfort.

Bedroom 1 (annexe)

8' 10" x 16' 1" (2.69m x 4.90m)

A well presented annexe bedroom featuring laminate flooring, neutral décor, and a uPVC window to the front elevation. The room benefits from the convenience of an adjoining wet room, making it ideal for guests, independent living, or holiday accommodation.

Bedroom 1- En-suite (Annexe)

Fitted with a modern three-piece suite comprising a walk-in shower, wash hand basin, and low-flush WC. The wet room is designed for practicality and ease of use, providing a stylish and functional space.

Bedroom 2

11' 8" x 12' 1" (3.55m x 3.68m)

Bedroom two is a spacious double room featuring carpeted flooring, a radiator, and an extensive range of contemporary fitted wardrobes, providing excellent storage. A uPVC window to the rear elevation allows for plenty of natural light while enjoying views over the garden.

Bedroom 3

7' 10" x 12' 2" (2.39m x 3.71m)

Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the front elevation.

Bedroom 4

8' 8" x 12' 0" (2.64m x 3.65m)

Bedroom four briefly comprises of laminate flooring, built in wardrobe, radiator and uPVC window to the front elevation. The room also benefits from a built in wardrobe.

Bedroom 5

9' 11" x 10' 2" (3.02m x 3.10m)

Bedroom five briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation. The room also benefits from a built in wardrobe.

Bathroom

The contemporary family bathroom is beautifully appointed with a modern three piece suite comprising of floor standing jacuzzi bath, WC and wash basin. Finished with stylish tiling and quality fixtures, it provides a fresh and elegant space to unwind.

Externally

Occupying a large corner plot, the beautifully maintained gardens wrap around the entire property, creating an impressive outdoor setting. A stunning solid oak pergola shelters a spacious tiled seating area measuring approximately 3m x 5m, providing the perfect space for al fresco dining and entertaining. The annexe also enjoys its own private garden, complete with a charming pergola and an external power supply, currently used to accommodate a hot tub—offering a secluded retreat ideal for relaxation.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

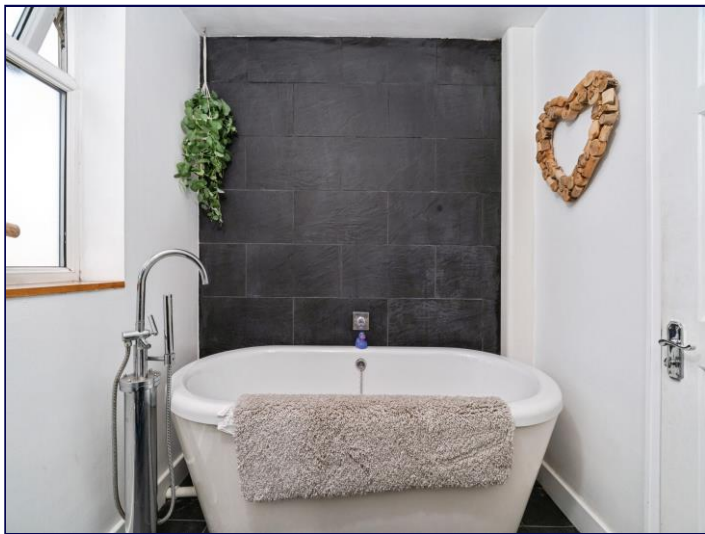


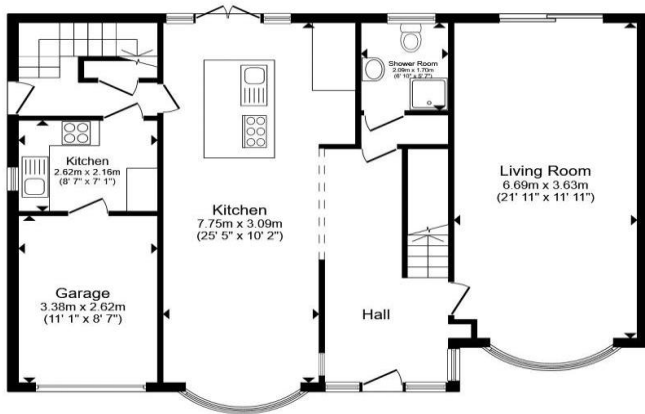
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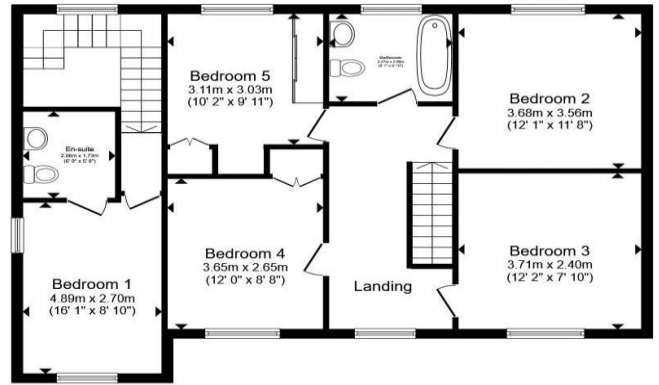
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Ground Floor



First Floor

Total floor area 193.4 m² (2,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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