



2 Wyvern Close, Crowle, DN17 4NW

- A lovely 3-bedroom detached bungalow situated in the sought-after area of Crowle, conveniently located close to a range of local amenities, including shops & doctors. Briefly comprising entrance hall, L-shaped hallway, living room, breakfast kitchen, conservatory, shower room, 3 bedrooms & rear porch/lobby. Externally the property benefits from a low-maintenance frontage providing ample off-road parking. The front boundary is enclosed by a combination of an iron entrance gate & hedge, with a driveway leading to an attached single garage. Access to the rear garden is available from either side of the property. The private enclosed rear garden is designed for ease of maintenance & features a paved area & patio space, all enclosed by a hedge boundary. Further benefits include UPVC double glazing, outside lighting & an external tap. Overall this well-presented bungalow offers comfortable single-storey living, generous outdoor space & convenient access to local amenities. •

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- 3-bedroom detached bungalow - Hallway / Living room / Shower room - 3 bedrooms / Kitchen / Conservatory - Rear porch/lobby - Attached single garage - Driveway with ample off-road parking – Low maintenance front and rear gardens •

Price Region: £255,000

DETACHED BUNGALOW

THE PROPERTY

CANOPIED ENTRANCE DOOR Upvc glass door with side screen leading into: -

L-SHAPED HALLWAY Built-in floor to ceiling cupboards. Radiator.



LIVING ROOM 18' 8" x 11' 10" (5.693m x 3.608m) Front facing bow window. Stone fireplace surround with living flame gas fire and tiled hearth with wooden mantel. Television point. Radiators.



SHOWER ROOM 11' 0" x 6' 10" (3.367m x 2.096m) Front facing window. Pedestal hand wash basin and WC. Shower cubicle with hand and rain shower. Tiled walls. Built-in floor to ceiling storage cupboard. Tiled floor. Heated towel rail and additional radiator.



BREAKFAST KITCHEN 20' 6" x 9' 10" (6.267m x 2.999m) Rear-facing window and entrance door. A range of fitted base and wall units with drawers, complemented by worktops incorporating a single-bowl sink and drainer with mixer taps. Tiled splashbacks. Provision for white goods. Breakfast bar and freestanding gas cooker. Radiators. Rear facing patio doors into the conservatory.



CONSERVATORY 11' 10" x 9' 5" (3.620m x 2.873m) Triple aspect floor to ceiling window. A rear sliding door to rear paced patio area.



BEDROOM 1 12' 4" x 9' 10" (3.781m x 3.017m) Rear facing window overlooking rear patio area. A range of fitted wardrobes with overhead storage and matching bedside drawers and high-level drawers with display top.



BEDROOM 2 11' 2" x 9' 9" (3.425m x 2.989m) Front facing window. Wardrobes incorporating central drawers and display top. Radiator



BEDROOM 3 8' 11" x 8' 10" (2.721m x 2.716m) Rear facing window. Fitted wardrobes with overhead wardrobe and bedside cupboard. Radiator.



REAR PORCH/LOBBY Side entrance door. Tiled floor.

WC WC and hand wash basin with tiled splash backs. Tiled floor.

OUTSIDE Externally, the property benefits from a low-maintenance frontage providing ample off-road parking. The front boundary is enclosed by a combination of an iron entrance gate and hedge, with a driveway leading to an attached single garage. Access to the rear garden is available from either side of the property. The private, enclosed rear garden is designed for ease of maintenance and features a paved area and attractive patio space, all enclosed by a hedge boundary. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: C
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236