





2 Naples Crescent, Pleasley

Guide Price £190,000-£200,000 Freehold

BEAUTIFUL SEMI-DETACHED HOME • THREE DOBULE BEDROOMS WITH EN-SUITE WET ROOM TO THE PRINCIPLE ROOM • STYLISH KITCHEN FITTED APRIL 2025 • DRIVEWAY & LOW MAINTENANCE REAR GARDEN • EARLY VIEWING IS ESSENTIAL, EPC RATING TBC

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John Sankey

50 YEARS










Life
isn't about
Waiting
for the storm
to pass,
it's about
learning
to dance
in the rain.

Entrance Hall
Accessed via the main entrance door, the welcoming hallway features tiled flooring, stairs rising to the first floor with a useful understairs storage cupboard, a central heating radiator and internal doors leading to the lounge, kitchen diner and downstairs WC.

Downstairs WC
Fitted with a low flush WC and pedestal wash hand basin with mixer tap. The room benefits from continuation tiled flooring from the hallway, a central heating radiator and a UPVC double glazed window to the rear aspect.

Lounge
15' 3" x 10' 1" (4.65m x 3.07m)
A bright and spacious reception room enjoying dual aspect UPVC double glazed windows together with french doors opening directly onto the rear garden, allowing plenty of natural light to flood the room. Further benefits include two central heating radiators, TV point and power points.

Kitchen/Diner
15' 3" x 12' 5" (4.65m x 3.79m)
(15'3" x 12'5" max) Stylishly refitted in April 2025, this impressive kitchen diner provides a fantastic space for everyday family life and entertaining. Fitted with an extensive range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, there is also space and plumbing for a washing machine and space for a fridge/freezer. Complementary tiled splashbacks enhance the finish, while the range-style cooker with seven ring gas hob is included within the sale. A UPVC double glazed window to the front and UPVC French doors to the rear provide excellent natural light and direct access to the garden.

First Floor

Bedroom No 1
11' 9" x 10' 4" (3.58m x 3.15m)
(11'9" x 10'4" max) A well-proportioned double bedroom positioned to the front of the property with a UPVC double glazed window enjoying natural light. The room also benefits from a central heating radiator, power points and direct access to the en-suite wet room.

En-Suite Wet Room
A practical and contemporary wet room, fully tiled for ease of maintenance and comprising a pedestal wash hand basin with mixer tap, shower area with mains-fed rainfall shower, chrome heated towel rail, shaver point and a UPVC double glazed window to the rear aspect.

Bedroom No 2
14' 4" x 7' 7" (4.37m x 2.31m)
A generous double bedroom with a UPVC double glazed window overlooking the rear garden, together with a central heating radiator and power points.

Bedroom No 3
12' 9" x 7' 5" (3.89m x 2.26m)
(12'9" max x 7'5") Another well-proportioned double bedroom featuring a UPVC double glazed window to the front aspect with attractive elevated field views. Additional features include a central heating radiator, power points and a useful cupboard housing the hot water tank.

Bathroom
A beautifully appointed three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and a striking freestanding roll-top bath with floor-mounted mixer tap and handheld shower attachment. Partly tiled walls, a chrome heated towel rail and a UPVC double glazed window to the rear complete this stylish bathroom.



Outside
To the front of the property, a pathway leads to the main entrance door with attractive shrub borders adding to the kerb appeal. To the side, a driveway provides off-road parking for one vehicle. The enclosed rear garden has been designed with low maintenance in mind, creating an ideal space for relaxing or entertaining. Enclosed by timber fencing, the garden also benefits from a breeze block-built storage shed, perfect for storing bicycles, gardening equipment or outdoor furniture, with a gate giving convenient access through to the driveway.

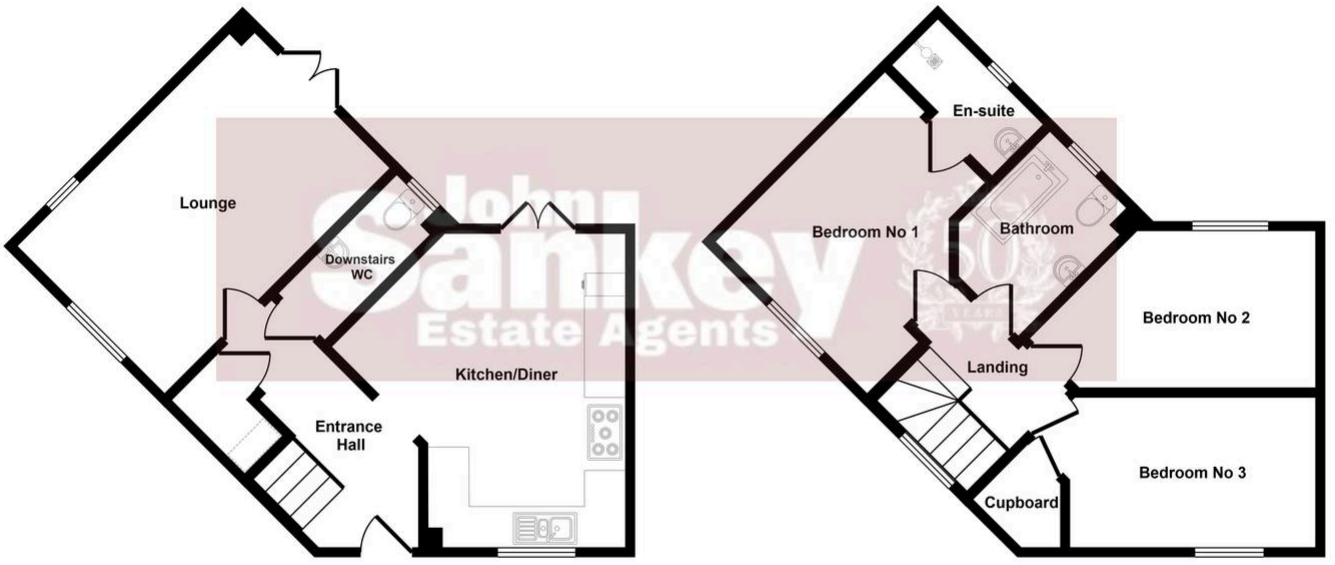


Additional Information
Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





Ground Floor

First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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