



## Hill Crest West Halton Lane, Alkborough

£450,000 Freehold

AN OUTSTANDING TRADITIONAL DETACHED HOUSE · LARGLY EXTENDED TO THE REAR · SUBSTANTIAL  
DETACHED DOUBLE GARAGE · IMPRESSIVE PRIVATE PLOT · 5  
MANY UPGRADES · 2 FINE RECEPTION ROOMS · LARGE DINING  
SUITE · QUALITY FAMILY BATHROOM · VIEWING IS



**paul fox**  
the family estate agents

Spacious, extended 4-bed detached house with double garage, open plan kitchen, en-suite, large private south-facing plot, ample parking, uPVC windows, and oil central heating.

Council Tax band: D

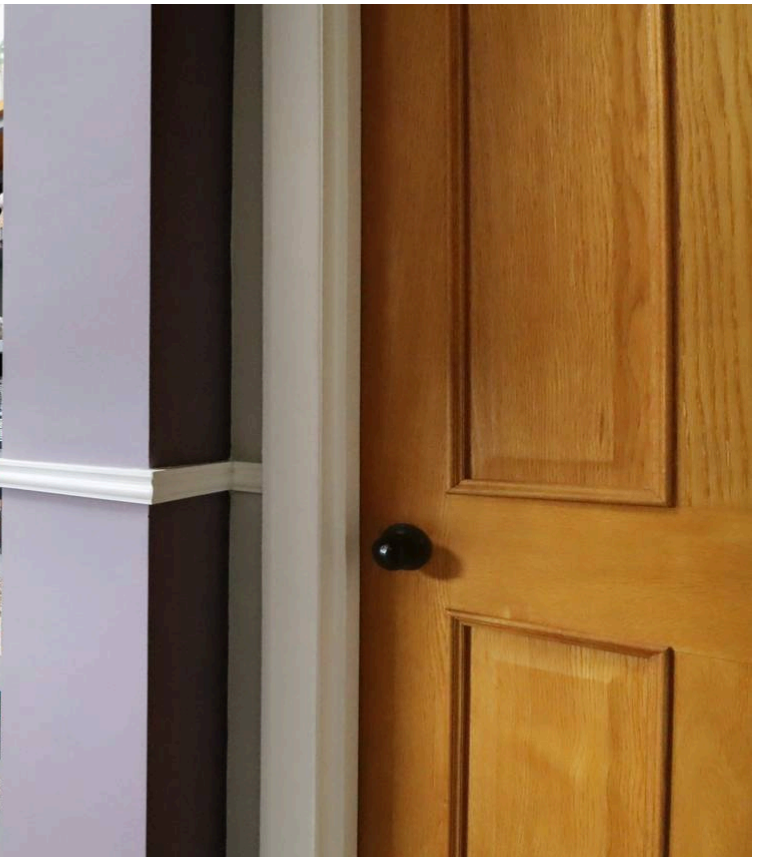
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- AN OUTSTANDING TRADITIONAL DETACHED HOUSE
- LARGELY EXTENDED TO THE REAR
- SUBSTANTIAL DETACHED DOUBLE GARAGE
- IMPRESSIVE PRIVATE PLOT
- SUPERBLY PRESENTED THROUGHOUT WITH MANY UPGRADES
- 2 FINE RECEPTION ROOMS
- LARGE DINING KITCHEN
- 4 BEDROOMS WITH A MASTER EN-SUITE
- QUALITY FAMILY BATHROOM
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





**Entrance Porch**

7' 9" x 6' 1" (2.36m x 1.85m)

Front composite double glazed entrance door with patterned leaded glazing, side vertical sliding uPVC double glazed sash window, tiled flooring, dado railing, vaulted ceiling with twin roof lights, LED spotlights and archway leads through to the hallway with staircase leading to the first floor accommodation with oak grab rail.

**Front Sitting Room**

11' 9" x 10' 10" (3.58m x 3.31m)

Front vertical sliding uPVC double glazed sash enjoying open views to the front, handsome inset multi fuel cast iron stove on a projecting granite hearth with wooden surround and mantel, oak flooring, TV point and decorative wall to ceiling coving.



**Living Room**

10' 11" x 17' 5" (3.33m x 5.31m)

Enjoys a dual aspect with front and side vertical sliding uPVC double glazed sash windows, large cast iron multi fuel stove within a brick style chamber with slate hearth and wooden beamed mantel, oak flooring, TV point, wall to ceiling coving and broad squared archway leads through to;



### Dining Kitchen

15' 1" x 19' 11" (4.60m x 6.07m)

Enjoying a multi aspect with surrounding uPVC double glazed vertical sliding sash windows and matching side French doors leads out to the garden. The kitchen enjoys an extensive range of oak shaker style furniture with two glazed display units and enjoying a patterned worktop, feature Belfast ceramic sink unit with block mixer tap and butcher block worktop to either side with tiled splash back, space for a Range cooker with overhead broad canopied extractor, slate tiled flooring, wall to ceiling coving and inset ceiling spotlights.

### Utility Room

12' 6" x 6' 0" (3.80m x 1.82m)

Rear uPVC double glazed window with matching entrance door with inset patterned glazing, floor mounted oil central heating boiler, butcher block style worktop incorporates a circular inset stainless steel sink unit and with plumbing beneath for an automatic washing machine and dryer, tiled flooring, wall to ceiling coving and large built-in understairs storage cupboard.

### Cloakroom

Enjoys a low flush WC in white, tiled flooring and inset ceiling spotlights.

### First Floor Central Landing

9' 2" x 4' 7" (2.80m x 1.40m)

Has a large fitted storage cupboard with shelving, wall to ceiling coving, loft access and doors to;

### Master Bedroom 1

15' 0" x 13' 1" (4.58m x 3.98m)

Twin rear vertical sliding uPVC double glazed sash windows, wall to ceiling coving and doors through to;

### Modern En-Suite Shower Room

7' 5" x 4' 11" (2.26m x 1.50m)

Side vertical sliding uPVC double glazed sash window with patterned glazing, modern suite in white comprising a low flush WC, wall mounted vanity wash hand basin with drawer units beneath, double shower cubicle with mains shower and glazed screen, wooden style flooring, majority tiling to walls, fitted towel rail, wall to ceiling coving and inset ceiling spotlights.

### Front Double Bedroom 2

11' 9" x 10' 10" (3.57m x 3.31m)

Front vertical sliding uPVC double glazed sash window, fully fitted bank of wardrobes to one wall with sliding glazed fronts, picture railing and wall to ceiling coving.

### Front Double Bedroom 3

10' 11" x 12' 5" (3.33m x 3.78m)

Front vertical sliding uPVC double glazed sash window and fitted wardrobe to one side of the chimney breast and large over the stairs storage.

### Rear Bedroom 4

8' 8" x 6' 1" (2.65m x 1.86m)

With rear vertical sliding uPVC double glazed sash window, fitted display shelving and wall to ceiling coving.

### Luxury Family Bathroom

7' 5" x 6' 7" (2.26m x 2.00m)

Enjoying a quality suite in white comprising a close couple low flush WC with adjoining storage cabinet and above patterned top incorporating a wash hand basin with tiled backing, panelled bath with overhead mains shower which includes the controls, glazed screen, continuation of tiled floors from the vanity area, large chrome towel rail, tiled flooring and PVC clad to the ceilings with inset ceiling spotlights.



### Grounds

The property enjoys a large l-shaped plot having excellent views to the front and rear with the front having a low maintenance pebbled garden with dwarf stoned walling and allowing access to the front entrance. A side gated pebbled driveway continues to the rear leading to the garage and allowing parking for an excellent number of vehicles. Gated access from the pebbled drive leads to a principally lawned garden with fenced boundaries and with a galvanised steel five bar gate allowing entry from the side track of which belongs to the property. Adjoining the rear of the property there is a newly laid Indian slate seating area that can be accessed both from the patio door to the kitchen and utility entrance door.

### Garage

19' 4" x 22' 4" (5.90m x 6.80m)

The property enjoys the benefit of a substantial detached double garage with electric up and over front door, side personal door and window and internal power and lighting.

### Outbuildings

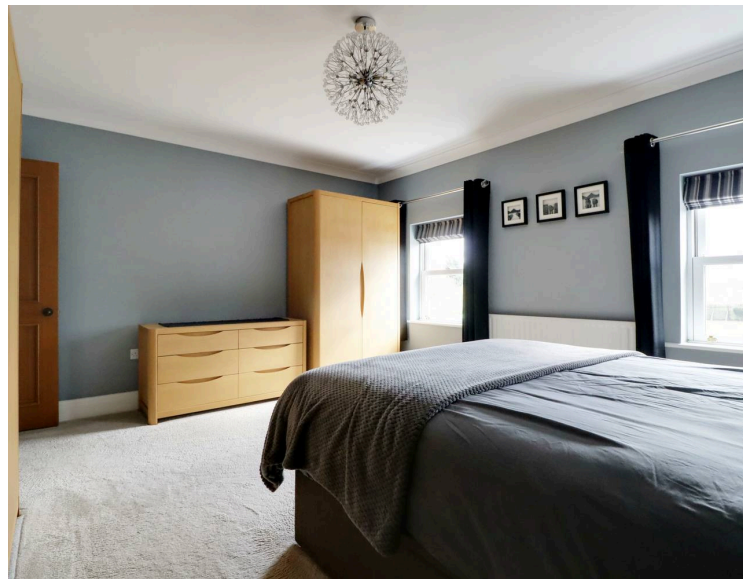
Within the garden there is a further workshop and timber stores.

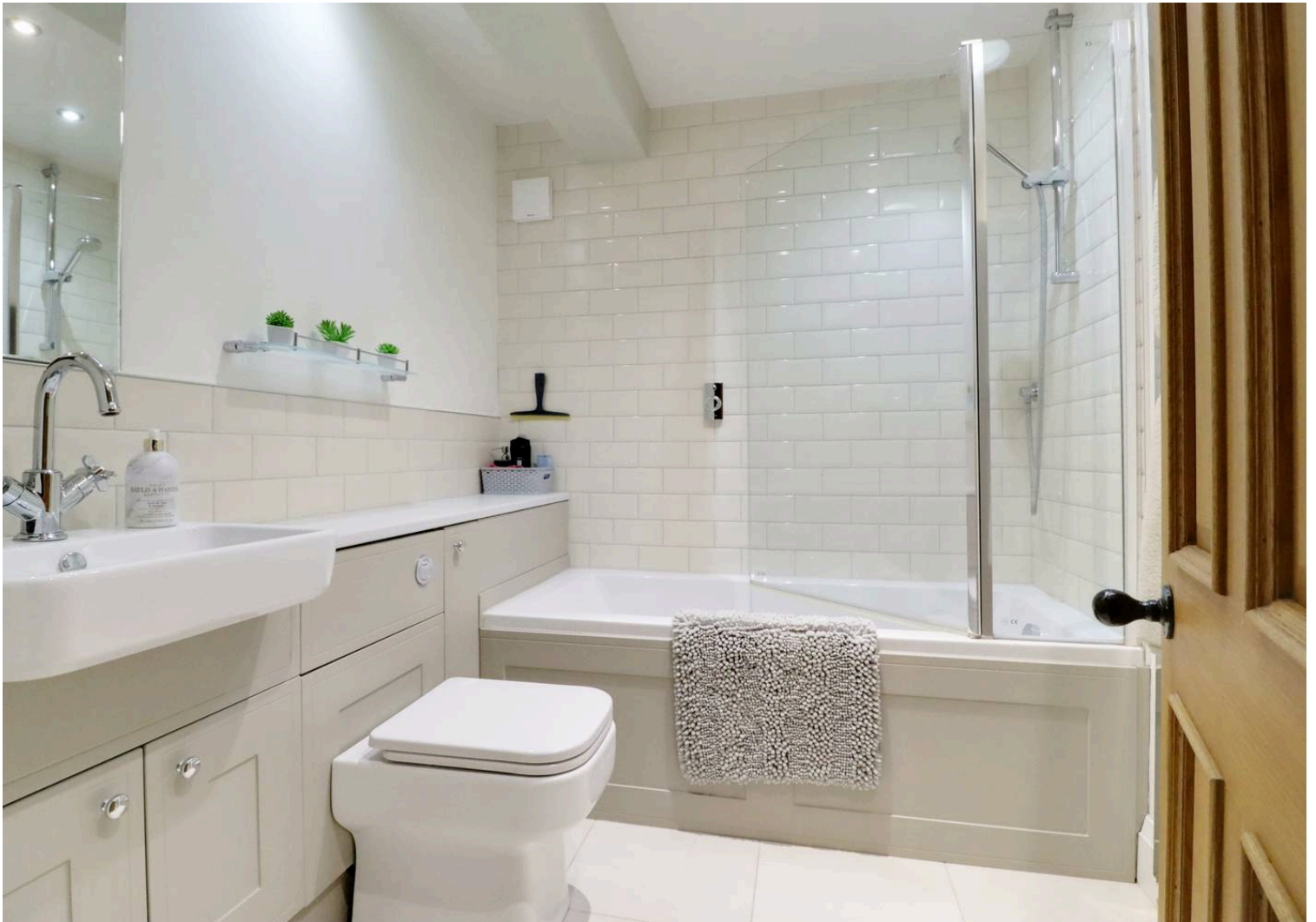
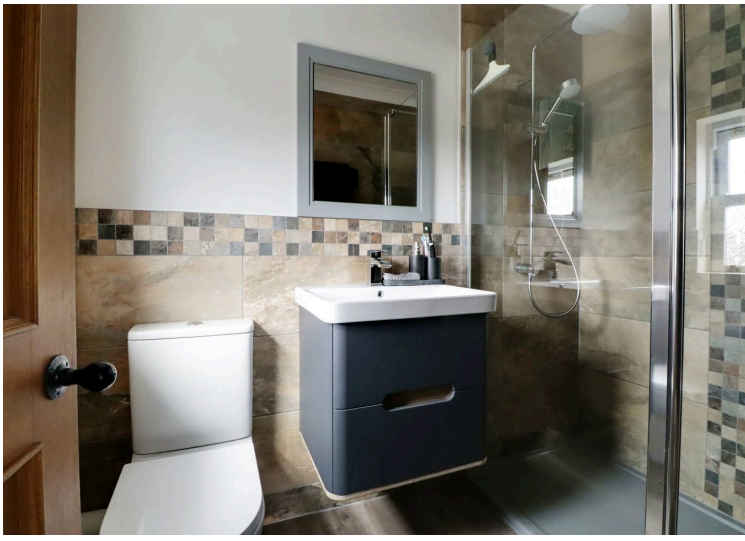
### Double Glazing

Full uPVC double glazed with the exception of the two roof lights in the porch being timber framed.

### Central Heating

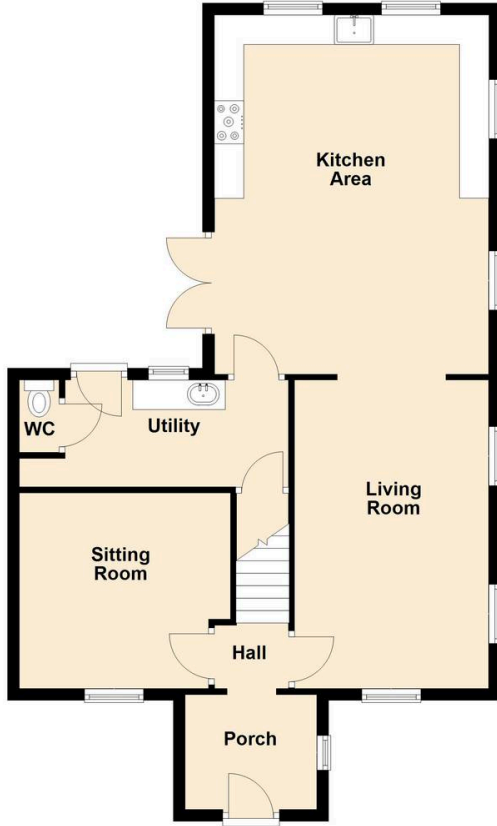
Oil fired central heating system to radiators.



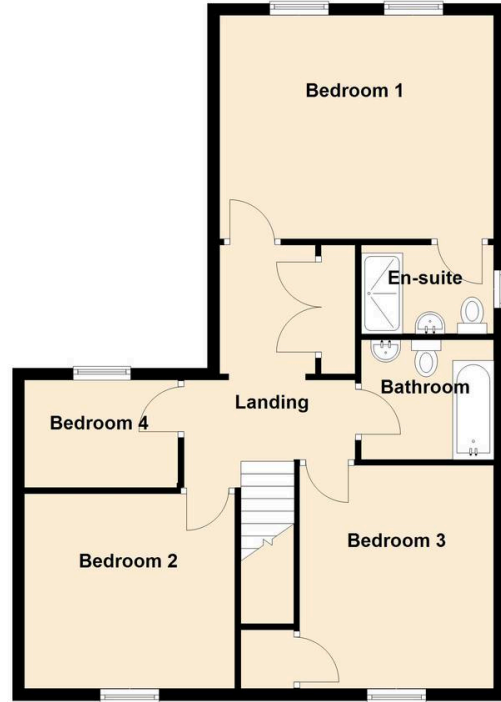




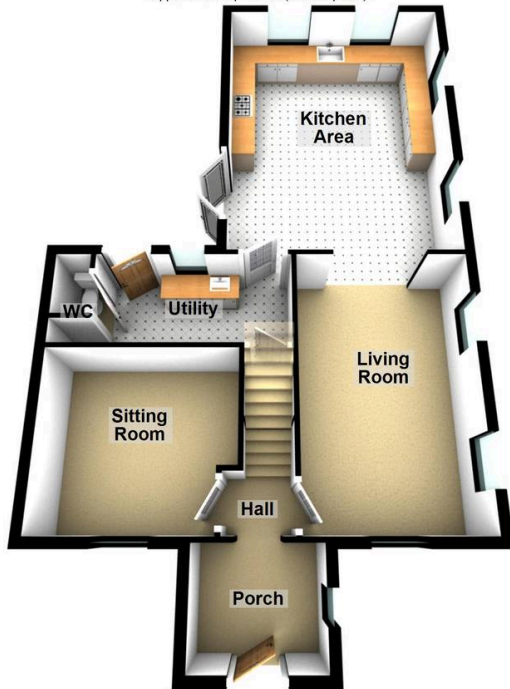
**Ground Floor**  
Approx. 75.0 sq. metres (806.9 sq. feet)



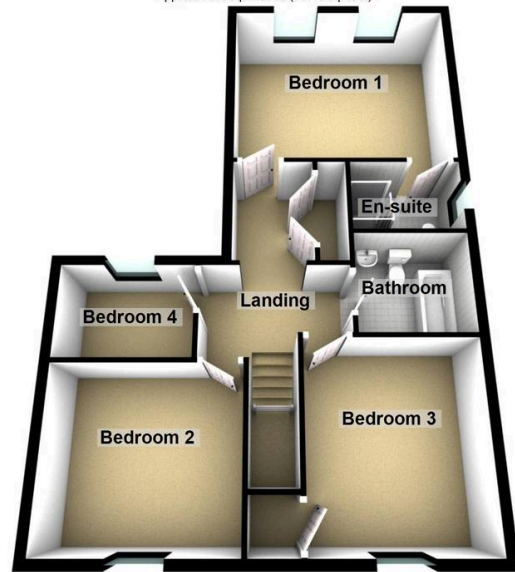
**First Floor**  
Approx. 70.4 sq. metres (757.6 sq. feet)



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Total area: approx. 145.3 sq. metres (1564.5 sq. feet)

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