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## Description

We are pleased to offer to the market this well presented end of terrace family home ideally situated in this favoured Durrington location with local schools, shops, parks, bus routes, and easy access to both the A27 and A24 nearby.

The accommodation offers an entrance porch leading through into a lounge/dining room, a modern kitchen and a conservatory lean-to. Upstairs, there are three bedrooms and a refitted family bathroom. Other benefits include ample off-road parking to the front, a garage, and a landscaped enclosed rear garden.

## Key Features

- End of Terrace Family Home
- Three Double Bedrooms
- Lounge/Diner
- Off Road Parking
- Garage
- EPC Rating D
- Council Tax Band C





**Inner Porch**  
**2.67 x 1.18 (8'9" x 3'10")**  
 With ceiling light.

Frosted front door leading to:

**L-Shaped Lounge/Diner**  
**6.08 x 5.21 (19'11" x 17'1")**  
 With stairs, carpets, power points, radiator and sliding doors leading to lean to.

**Kitchen**  
**2.94 x 2.21 (9'7" x 7'3")**  
 With a range of wood effect wall and base units, space for washing machine, half size dishwasher, cooker and fridge/freezer, Potterton boiler, ceiling light, tiled splashback, one and half bowl sink with drainer and double glazed window overlooking the garden.

**Lean To**  
 With sliding doors and door leading to garden.

**First Floor Landing**  
 Cupboard with shower pump and new water tank.

**Bedroom One**  
**3.47 x 3.37 (11'4" x 11'0")**  
 Built in wardrobes with chest of drawers, double glazed window overlooking garden, ceiling light, curtain rail, carpets, power points in cupboard space.

**Bedroom Two**  
**3.12 x 2.92 (10'2" x 9'6")**  
 With carpets, ceiling light, radiator, power points and south facing double glazed window.

**Bedroom Three**  
**2.25 x 2.22 (7'4" x 7'3")**  
 Laminate flooring, radiator, curtain rail, ceiling spotlights and south facing double glazed window.

**Bathroom**  
**2.04 x 1.76 (6'8" x 5'9")**  
 Low level flush WC with built in vanity unit housing sink and mirrored vanity unit above, fully tiled walls, overhead rainfall shower with bath, frosted double glazed window to rear, heated towel rail and pull cord for light.

**Garden**  
 Laid to lawn with patio area and side access.

**Off Road Parking**

**Garage**  
 With power and light and up and over door (new 2024).



## Floor Plan Willow Crescent



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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