



4 Cherry Tree Gardens, Crowle, DN17 4GG

- An impressive 3 Bedroom End Terrace House on a corner plot with allocated parking to the rear •
- Dining Kitchen • Ground floor Cloaks (wc) • PVCu Double Glazing •
- Gas Central Heating • Attractive enclosed rear garden • Convenient for central Crowle
- Immaculately presented and tastefully appointed throughout •

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with PVCu double glazed external door, covered radiator and laminate flooring.

CLOAKROOM part tiled with pedestal wash basin, toilet, radiator and laminate flooring.

LOUNGE (4.45m x 3.52m) decorative panelled feature wall, radiator, laminate flooring, side facing window and PVCu double glazed French window to garden. Understairs storage cupboard.

DINING KITCHEN (4.40m x 3.0m) with extensive units comprising stainless steel 1 ½ bowl sink unit, base and wall cabinets, space for fridge freezer and dryer. Integrated single oven and 4 ring gas hob. Plumbing for washer and dishwasher and concealed central heating boiler. Tiled flooring and dining bay window with radiator.

First Floor

LANDING

BEDROOM 1 (4.45m x 3.10m) with radiator, front facing windows and fitted wardrobes and dressing table/media area.

BEDROOM 2 (3.16m x 2.50m) with radiator and rear facing window.

BEDROOM 3/DRESSING ROOM (3.45m x 1.87m) with radiator and rear facing window.

BATHROOM (1.65m x 1.86m) being fully tiled with bath having rain head shower over, cabinet wash basin and toilet. Tiled flooring, towel radiator and extractor fan.

OUTSIDE

Open plan front garden with canopied side entrance. Fully enclosed rear garden with pleasant patio area with Pergola and lawn. Gated access to allocated parking at the rear of the property. Garden shed, exterior lighting and water tap. Additional gate leading to the front of the property.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'B' (on-line enquiry)

TENURE Freehold.

VIEWING

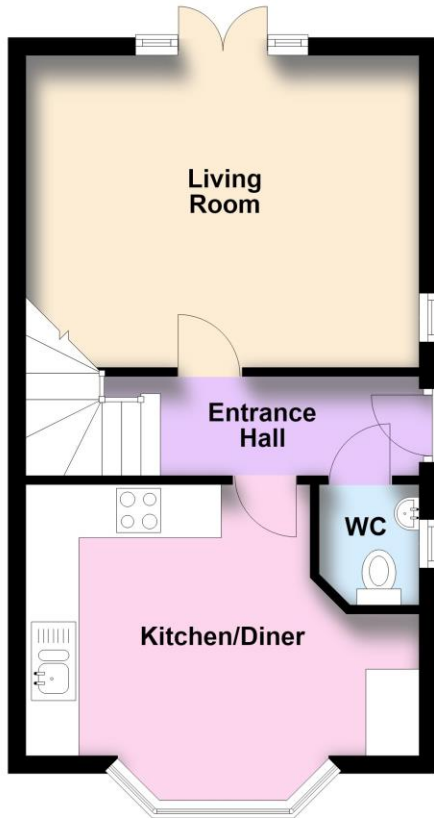
Strictly by prior appointment through
Grice & Hunter 01427 873684

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



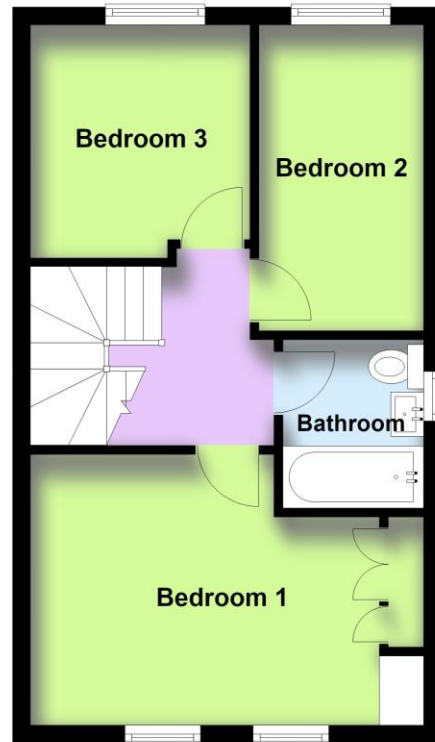
Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



4 Cherrytree Gardens

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