

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



44 Fieldside, Crowle, DN17 4HH

- Individual Detached Property • 3 Double Bedrooms • Impressive Dining Kitchen refitted in 2025
- Spacious through Living Room • Conservatory • Ground Floor Wet Room • First Floor Bathroom including Shower • Gas Central Heating • Garage/Workshop building • Extensive parking and Carport • Convenient for local facilities • PVCu Double Glazing •



£274,000



Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE PORCH with tiled floor and dual colour PVCu exterior door.

RECEPTION HALL with herringbone pattern flooring, extensive understairs storage with pull out drawers, radiator.

EXCELLENT DINING KITCHEN (3.66m x 3.48m plus 3.85m x 2.93m) refitted last year with stylish cabinets having extensive storage space, integrated oven, microwave, 4 ring hob and dishwasher. Work tops, dining island, sink unit and radiator. Dining area with matching units including housing for American style fridge, radiator, PVC double glazing and herringbone pattern flooring.

WET ROOM (1.7m x 1.58m) including shower, wash basin and toilet. Towel radiator and PVCu double glazed window.

LIVING ROOM (6.72m x 3.80m) a through room with PVCu double glazed window to front, fireplace with multi fuel burning stove, 2 radiators and PVCu double glazed patio doors to the:

CONSERVATORY (4.88m x 3.32m) being PVCu double glazed with radiator, under floor heating and exterior doors to rear garden.

First Floor

LANDING with airing cupboard and built-in storage cupboard.

BEDROOM 1 (4.1m excluding wardrobes x 3.0m) with radiator, PVCu double glazed window and built in wardrobes to the gable wall.

BEDROOM 2 (3.50m x 3.21m) with radiator, built in wardrobes and PVCu double glazed window.

BEDROOM 3 (3.78m x 2.32m) with radiator and PVCu double glazed window.

BATHROOM (3.50m x 1.58m) including shower cubicle, bath, cabinet wash basin and toilet. Radiator, towel radiator and PVCu double glazed window.

OUTSIDE

Deep front garden with ample car parking space.

CARPORT (7.3m x 3.2m) with electric door and through access to:

Brick and Tile GARAGE converted to **WORKSHOP** (3.6m x 3.2m) with electric roller door and **Gym/Office** (3.42m x 2.37m) with PVCu double glazed windows, door and under floor heating. .

Enclosed rear garden with easy managed lawn, patio, lean-to garden store and exterior lights and water tap.

SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.
- Owned solar panels to Garage roof.

COUNCIL TAX Band 'C' (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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



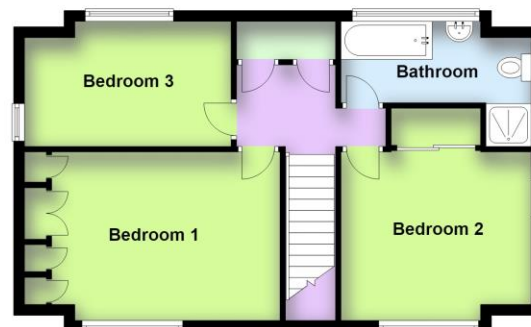
Ground Floor

Approx. 134.3 sq. metres (1446.0 sq. feet)



First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



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