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The Rowans

Humberston
DN36 4BN

£235,000

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Property Introduction

Crofts Estate Agents are delighted to bring to the market this superb three-bedroom semi-detached modular home, situated on The Rowans, a pleasant address forming part of the highly sought-after Par 3 Humberston development. Built in 2016, this attractive property benefits from a attractive rear garden, creating an exceptional outdoor space which is sure to impress. Enjoying a delightful south-westerly aspect, the property is ideally positioned to make the most of the sunshine and is expected to prove particularly popular. Located within the well-regarded village of Humberston, the property is close to a range of local amenities, schools and everyday facilities. The well-presented accommodation briefly comprises welcoming entrance hallway, WC, fitted kitchen/breakfast room and spacious lounge/diner to the ground floor. To the first floor there is a landing, three bedrooms, en-suite shower room and family bathroom. Externally, the property benefits from a driveway providing off-road parking for three vehicles, together with a garage. A side gate leads to the beautifully landscaped rear garden, which really does need to be seen to be fully appreciated and provides an excellent space for relaxing and outdoor entertaining. Further benefits include uPVC double glazing and gas central heating. An impressive modern home with an exceptional rear garden — internal viewing is highly recommended.

Entrance Hallway

Neutrally presented, the hallway reveals a radiator and a tiled floor. Staircase to the first floor. Doors to the cloakroom and the kitchen.

WC

4' 5" x 7' 7" (1.34m x 2.31m)

The cloakroom is equipped with a heated towel rail and a tiled floor. Wash hand basin and floating w.c set into a modern unit along with matching wall unit.

Kitchen/Breakfast Room

12' 5" x 10' 10" (3.79m x 3.29m)

A bright and contemporary fitted kitchen featuring an extensive range of white wall and base units, complemented by wood-effect worktops and integrated appliances. The kitchen includes a built-in double oven, electric hob, stainless-steel sink and drainer, dishwasher and fridge freezer together with space and plumbing for a washing machine. The generous layout provides excellent storage and preparation space, with ample room for a dining table and chairs, creating a versatile kitchen/dining area ideal for everyday family living and entertaining. A uPVC double-glazed window with modern fitted blind provides plenty of natural light, while the tiled flooring offers a practical and easy-to-maintain finish.

Lounge/Diner

14' 2" x 18' 8" (4.31m x 5.70m)

Neutrally decorated and running across the width of the property to the rear, this versatile space offers two large windows and a rear entry door out to the garden and allowing for ample natural light to flood into and brighten this room. Two central heating radiators.

First Floor Landing

Access to the bedrooms and bathroom along with storage cupboard. Loft access. Central heating radiator.

Bedroom 1

12' 2" x 11' 4" (3.70m x 3.46m)

A double bedroom with fitted wardrobes along one wall, central heating radiator and ensuite off.

En-suite

7' 8" x 4' 0" (2.33m x 1.21m)

Contemporary en suite fitted with a walk-in glazed shower enclosure, w.c and wash hand basin with vanity storage beneath, mirrored wall cabinet, heated chrome towel rail and wood-effect flooring. Finished in a modern, neutral style with tiled splashbacks and useful built-in storage.

Bedroom 2

9' 6" x 11' 7" (2.89m x 3.53m)

The second double bedroom has a uPVC double glazed window to the rear. Central heating radiator.

Bedroom 3

9' 5" x 6' 9" (2.88m x 2.07m)

The final of the three bedrooms offers a central heating radiator and a double glazed window.

Bathroom

6' 6" x 7' 9" (1.99m x 2.35m)

Beautifully appointed family bathroom featuring a panelled bath with glazed shower screen and mixer shower over, wash hand basin with extensive fitted vanity storage, concealed cistern WC, contemporary tiling and wood-effect flooring. Finished in a stylish, neutral colour scheme with recessed ceiling lighting, creating a bright and modern space ideally suited to family living. Central heating radiator.

Outside

Externally, the property benefits from a side driveway providing off-road parking for three vehicles, with a gate giving access to the rear garden. The rear garden is undoubtedly the cherry on the cake, enjoying a desirable south-westerly aspect and having been thoughtfully landscaped to provide a beautiful and inviting outdoor space. There is a well maintained lawn, established shrubs, together with an Indian sandstone patio area, creating the perfect setting for alfresco dining, entertaining or simply enjoying the sunshine.

Garage

With an up and over door and electrics.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

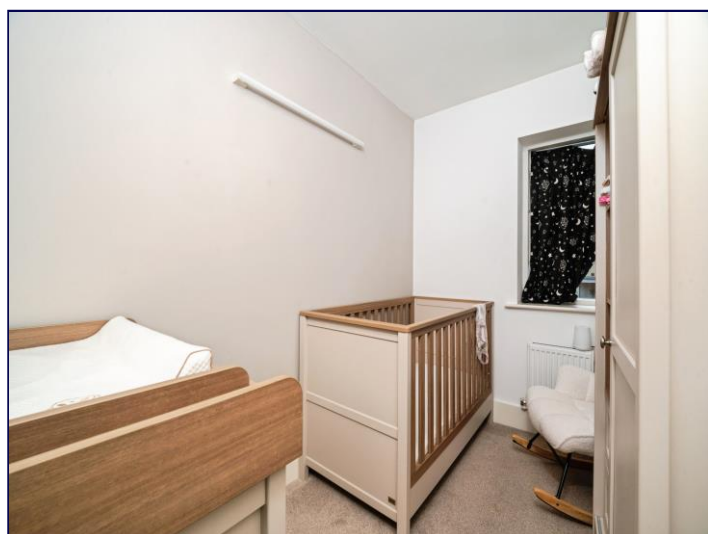
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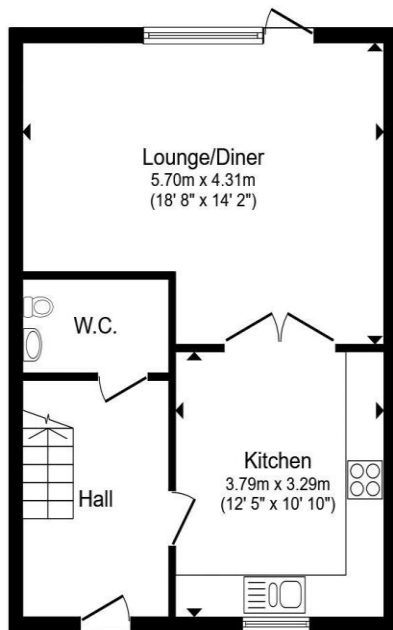
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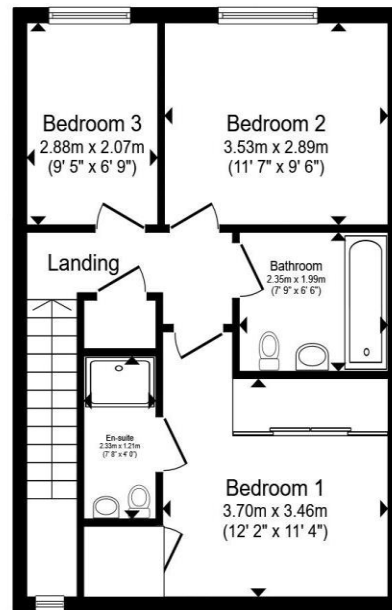
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed





Ground Floor



First Floor

Total floor area 93.5 m² (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		