



CROWSON CRESCENT, NORTHBOROUGH, PE6 9DR
£215,000 FREEHOLD

Cleverly reconfigured open plan living over a single storey, a great first time buy or downsize with the benefit of an oversized garage and potential home office at the rear, a versatile home superbly located within the ever-popular village of Northborough

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Across the long driveway with parking for at least three vehicles and up to the modern composite entrance door, opening through to:

ENTRANCE HALL

A welcoming reception greets you, finished with wood effect flooring, recessed storage cupboard, loft access, radiator and power point.

BEDROOM

9'7 x 7' with UPVC window to the front aspect, a good second bedroom with radiator and power points.

BEDROOM

10'8 x 13'11 (max) a great double bedroom with UPVC picture window to the front aspect, recess with freestanding wardrobes, twin double and single wardrobe with hanging rails and shelving, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower cubicle with electric shower over, aqua board and tiled splash backs, chrome heated towel rail and wood effect flooring.

SITTING ROOM

14'6 x 9'6 opening to 17'10 a cleverly reconfigured space open plan through to both the kitchen area and additional garden room/dining space, radiator, power points and wood effect flooring

KITCHEN

9'11 x 8'8 opening to 17'10 with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated double oven and five ring gas hob, extractor fan over, plumbing and space for washing machine, space for fridge freezer, concealed wall mounted boiler, power points and wood effect flooring.

GARDEN/DINING ROOM

11'2 x 9'3 a versatile addition to the accommodation with UPVC French doors onto the rear gardens, recently insulated warm roof, radiator, power points and tiled flooring.

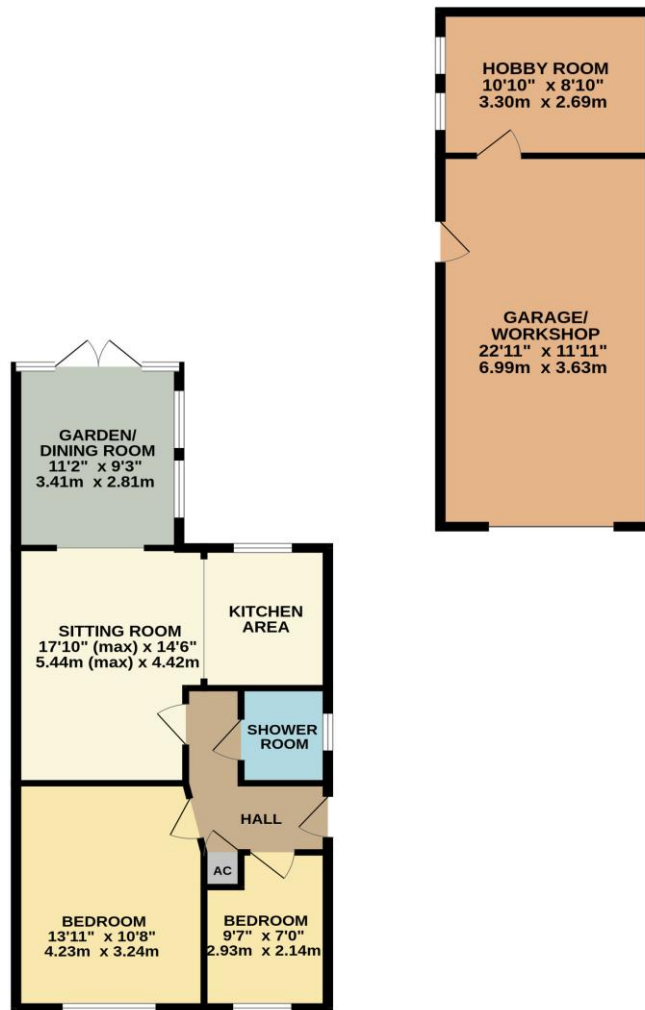
OUTSIDE

Set along a popular roadway within the village of Northborough, walking distance of local amenities and

primary school, the frontage is open and mainly laid to lawn with long driveway offering off road parking for at least three vehicles, outside tap and outside power points, leading to a GARAGE/WORKSHOP 22'11 x 11'11 a fantastic additional space to potter or ample storage, to the rear of the garage is sectioned HOBBY ROOM 10'10 x 8'10 partially insulated and would potentially make a great home office. A UPVC door leads to the enclosed rear gardens, enclosed by panel fencing, laid to lawn with extended timber decking area and timber shed.



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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