



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Waxwing Way

Great Coates  
DN37 9HS

£215,000

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### Property Introduction

Elegant Barn-Style Home in Sought-After Great Coates Crofts Estate Agents are delighted to bring to the market this stunning semi-detached home, beautifully designed in the style of a contemporary barn conversion and finished to an exceptional standard throughout. Combining characterful external architecture with stylish modern interiors, this impressive property is perfectly suited to professionals, couples, or anyone seeking a turnkey home in the highly desirable village of Great Coates. From the moment you step inside, the quality and attention to detail are immediately apparent. The ground floor boasts a welcoming entrance hall, convenient cloakroom/WC, a generously proportioned lounge complete with an integrated surround sound system, and a superb open-plan L-shaped kitchen-diner. The kitchen is both stylish and practical, featuring a comprehensive range of fitted units, a range cooker, and integrated appliances including a dishwasher and washer/dryer, making it ideal for both everyday living and entertaining. To the first floor are two exceptionally spacious double bedrooms, each benefiting from its own luxurious en-suite bathroom. Feature skylights flood both rooms with natural light, enhancing the sense of space and creating a bright, airy atmosphere. Finished in a tasteful neutral décor throughout, the property further benefits from gas central heating, contemporary oak internal doors, and modern fixtures and fittings. Externally, there is a shared rear patio area, an allocated parking space beneath a carport, and additional on-street parking. This is a rare opportunity to acquire a stylish, high-specification home that offers both character and modern convenience in one of the area's most sought-after village locations. Early viewing is highly recommended.

### Entrance Hallway

Entry door to the front elevation. doors to the lounge,, kitchen dining living and to the cloakroom. Stair's to the first floor.

### Cloakroom

6' 9" x 3' 6" (2.07m x 1.06m) max

Conveniently located on the ground floor, the cloakroom is fitted with a modern two-piece suite comprising a low-level WC and pedestal wash hand basin with contemporary mixer tap. Finished with attractive flooring and stylish décor, the room provides a practical facility for guests and everyday family use.

### Lounge

20' 8" x 13' 11" (6.29m x 4.25m)

A generously proportioned and well-presented lounge offering an excellent space for both relaxing and entertaining. The room benefits from a dual aspect large windows providing ample natural light, complemented by contemporary décor including a feature exposed brick-effect wall. Laminate flooring extends throughout, while the spacious layout comfortably accommodates substantial lounge furniture and a dedicated media area, creating a stylish and inviting living environment.

### Kitchen Diner

20' 7" x 19' 1" (6.28m x 5.81m) max

A superb open plan kitchen, dining and living space, thoughtfully designed to create a sociable and versatile hub of the home. The contemporary kitchen is fitted with an extensive range of modern wall and base units complemented by generous work surfaces, an inset

sink unit and space for a range of appliances. A central breakfast bar provides informal dining and entertaining space, while the open layout seamlessly flows into the dining and living areas. Large windows allow for an abundance of natural light, enhancing the bright and airy feel throughout. Finished with tiled flooring and recessed spotlights, this impressive room offers the perfect setting for both everyday family life and entertaining guests.

### First Floor Landing

A spacious and well-presented landing area providing access to the first-floor accommodation. Benefiting from a large window allowing an abundance of natural light, the space feels bright and airy throughout. Finished with neutral décor and fitted carpeting, the landing also features an attractive spindle balustrade and offers ample room for circulation between the bedrooms and bathroom.

### Bedroom One

11' 2" x 11' 0" (3.41m x 3.36m)

A generously proportioned principal bedroom offering an excellent range of space for furnishings. The room benefits from a large window allowing plenty of natural light, creating a bright and airy atmosphere. A standout feature is the extensive fitted wardrobes with mirrored sliding doors, providing ample storage solutions while enhancing the sense of space. Finished in neutral décor with fitted carpeting, the bedroom further benefits from direct access to the en-suite bathroom, making it a comfortable and practical retreat.

### Ensuite to Bed One

8' 6" x 5' 7" (2.60m x 1.71m)

A well-appointed en-suite bathroom fitted with a modern three-piece suite comprising a panelled bath with shower attachment, wash hand basin and low-level WC. Complemented by partially tiled walls, a heated towel radiator and contemporary fittings, the room provides a bright and practical space serving the principal bedroom. Finished in neutral tones, the en-suite offers both comfort and convenience for everyday living.

### Bedroom Two

20' 8" x 11' 2" (6.29m x 3.40m)

A spacious and well-proportioned double bedroom enjoying a bright and airy feel throughout. The room benefits from a large feature window allowing plenty of natural light to flood the space, while the generous floor area provides ample room for a double bed and a range of additional bedroom furnishings. Finished with neutral décor and fitted carpeting, this versatile room offers comfortable accommodation for family members or guests.

### Ensuite to Bedroom Two

8' 6" x 4' 10" (2.58m x 1.47m)

A modern en-suite shower room serving Bedroom Two, fitted with a contemporary three-piece suite comprising a walk-in shower enclosure, wash hand basin with vanity storage beneath, and a low-level WC. Fully tiled walls and complementary floor tiling create a stylish and low-maintenance finish, while a chrome heated towel radiator and wall-mounted mirror add both practicality and comfort. A well-presented and functional space, ideal for everyday convenience.

### Outside

The property benefits from access to a shared paved patio area, providing a pleasant outdoor space to enjoy the warmer months. Enclosed by walling and screening for a degree of privacy, the patio offers ample space for outdoor seating and al fresco dining while requiring minimal maintenance. An ideal area for residents to relax and unwind outdoors. The property benefits from an allocated covered parking space, providing convenient off-road parking and protection from the elements. Situated beneath a carport within a well-maintained communal parking area, the space offers easy access to the property and additional visitor parking is within the road.

### 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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |