BerkeleyShaw
REAL ESTATE

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Offers Over £360,000

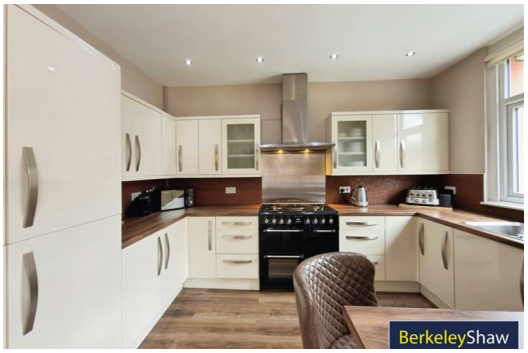
AN IMPRESSIVE FOUR-BEDROOM FAMILY HOME WITH STYLISH OPEN-PLAN KITCHEN/DINER, A LOFT CONVERSION AND A FANTASTIC LARGE REAR GARDEN.

This EXTENDED SEMI-DETACHED PROPERTY occupies a SOUGHT-AFTER LOCATION close to CENTRAL CROSBY and has been MUCH IMPROVED by the current owners. Offering spacious and versatile accommodation across three floors, the property is ideally suited to modern family life and also provides FURTHER POTENTIAL TO EXTEND, subject to the necessary consents.

The ground floor begins with a SPACIOUS AND WELCOMING HALLWAY. To the front is a separate lounge featuring a LOVELY BAY WINDOW, creating a bright yet cosy space in which to relax. To the rear, the heart of the home is the impressive OPEN-PLAN KITCHEN, LIVING AND DINING ROOM, complete with a BREAKFAST BAR and patio doors opening directly onto the SUNNY REAR GARDEN.

On the first floor are TWO DOUBLE BEDROOMS and a GOOD-SIZED SINGLE BEDROOM. The superb LOFT CONVERSION provides a spacious MAIN BEDROOM with its own EN-SUITE SHOWER ROOM, creating a peaceful and private top-floor retreat.

Outside, the property benefits from a LARGE REAR GARDEN that is perfect for families and entertaining. Useful BRICK-BUILT STORAGE ROOMS include a PLUMBED-IN LAUNDRY SPACE & OUTSIDE WC, while the attractive PERGOLA ROOM offers an ideal setting for BARBECUES, outdoor dining and summer gatherings.



Entrance Hall

Hall

Living Room
14'4" x 12'11" (4.38 x 3.95)

Dining Room
13'8" x 10'4" (4.18 x 3.17)

Kitchen
12'3" x 9'3" (3.74 x 2.84)

Laundry Outdoor Brick Stores

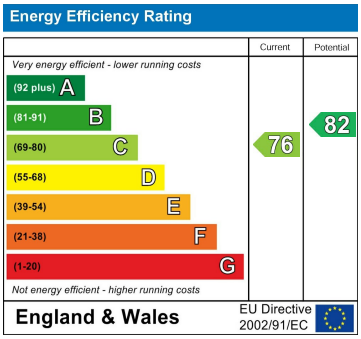
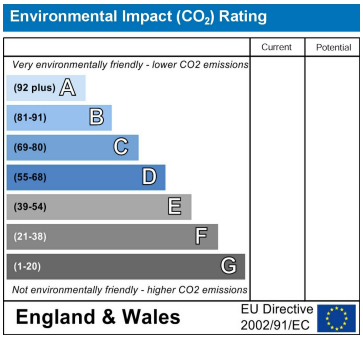
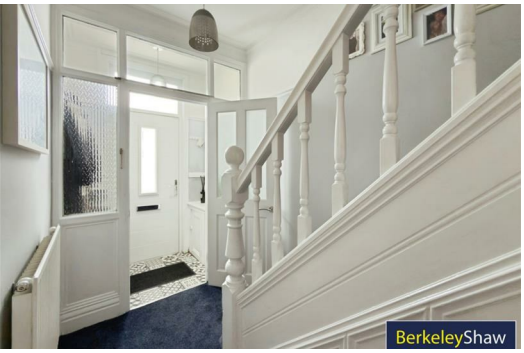
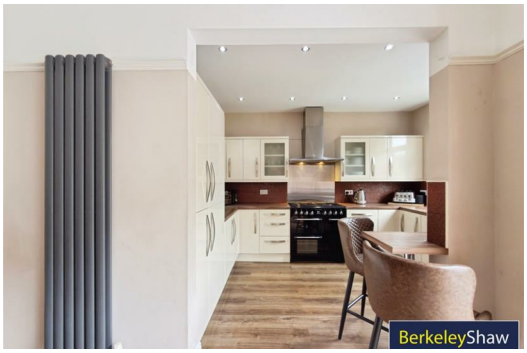
Bedroom 1
14'4" x 12'11" (4.38 x 3.95)
DOUBLE

Bedroom 2
13'8" x 11'5" (4.18 x 3.48)
DOUBLE

Bedroom 3
9'0" x 6'8" (2.76 x 2.05)
SINGLE

Bathroom

Bedroom 4 - 2nd Floor
20'0" x 18'0" (6.10 x 5.50)
DOUBLE

Ensuite Shower Room - 2nd Floor

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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