



# CROFTS ESTATE AGENTS

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



## Binbrook Drive

New Waltham  
DN36 4UU

Offers in the Region Of  
£265,000

Stunning Four Bedroom Detached Home – Binbrook Drive, Built in 2023 Located on the sought-after Binbrook Drive in New Waltham, this beautifully presented four-bedroom detached family home offers modern living at its finest. Built in 2023, the property boasts high-quality finishes throughout and is ideal for families or professionals seeking space, comfort, and energy-efficient features. Upon arrival, the home is immediately impressive with a long driveway, detached garage, and an electric car charging point, catering perfectly to modern lifestyles. The property is set within a cul de sac location with a neatly maintained front garden, while a generous rear garden provides ample space for outdoor entertaining and family enjoyment. Inside, the accommodation is thoughtfully designed, offering a light and spacious layout across two floors. The ground floor features a welcoming entrance hallwv. a contemporary open-plan kitchen/dining area with modern

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### Entrance Hall

Entering the property reveals a window to the side elevation, a radiator and laminate flooring. There is also access to a storage cupboard.

### WC

5' 4" x 2' 11" (1.63m x 0.90m)

The WC has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a modern suite with a WC and basin.

### Lounge

15' 5" x 11' 1" (4.69m x 3.38m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

### Kitchen/Diner

9' 9" x 19' 4" (2.97m x 5.89m)

The kitchen-diner has a window and French doors with a window either side to the rear elevation, a radiator and laminate flooring. There is also a modern range of fitted units with plenty of counter top space, a one and a half sink and drainer and a good space for a dining table. Integral appliances include a dish washer, fridge-freezer and an electric oven and gas hob with an extractor over.

### Utility room

6' 3" x 4' 2" (1.91m x 1.27m)

The utility room has a window to the side elevation, a radiator and laminate flooring. There is also plumbing for a washing machine and space for a tumble dryer.

### First Floor Landing

The first floor landing reveals a window to the side elevation, access to the loft, a radiator and a carpeted floor.

### Bedroom One

12' 4" x 10' 0" (3.75m x 3.05m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

### En-suite

3' 10" x 7' 8" (1.18m x 2.34m)

The en-suite has a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

### Bedroom Two

8' 10" x 10' 0" (2.69m x 3.05m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

9' 0" x 9' 0" (2.74m x 2.75m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

#### **Bedroom Four**

6' 10" x 9' 0" (2.08m x 2.75m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

#### **Bathroom**

6' 4" x 5' 7" (1.94m x 1.71m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and bath.

#### **Garage**

A detached garage with an up and over door and electrics.

#### **Outside**

There is a well kept lawn to the front and also long block paved driveway providing ample off road parking space. A gate leads into the rear garden which reveals a further well kept lawn, a patio area which the owners extended to create a great space for alfresco dining and relaxing, all enclosed by perimeter fencing.

#### **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.

#### **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)

#### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters.



GROUND FLOOR  
48.2 sq.m. (519 sq.ft.) approx.

1ST FLOOR  
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA: 96.2 sq.m. (1035 sq.ft.) 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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