

Birch Close, Crawley Down

£450,000

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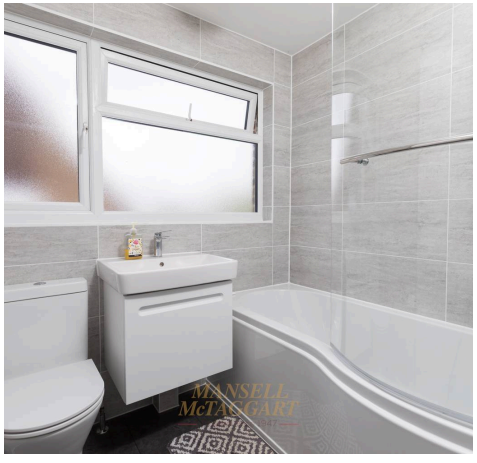
- An extended and well-designed three-bedroom semi-detached property situated in the heart of the village of Crawley Down
- Entrance hall-Downstairs Cloakroom-Living room- Open plan kitchen/dining room - Study
- Two double bedrooms- One further single bedroom-Family bathroom
- Private driveway, Garage, Attractive 60x30 landscaped rear garden
- Scope for further enlargement (STPP) situated in a quiet cul-de-sac location
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

Stylish and Extended Three-Bedroom Semi-Detached Family Home Tucked away in a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home, designed in the popular *Rushden Style,* offers generous living space, modern finishes, and a landscaped garden, making it ideal for growing families.

The property is situated on a generous plot, featuring a private driveway that provides off-road parking for multiple vehicles. A well-maintained lawn, complemented by mature shrubs and flowerbeds, adds significant curb appeal. The entrance is located to the side of the property, opening into a welcoming hallway with ample space for coats and shoes. A convenient downstairs cloakroom features a frosted window, WC, and wash hand basin with built-in storage.





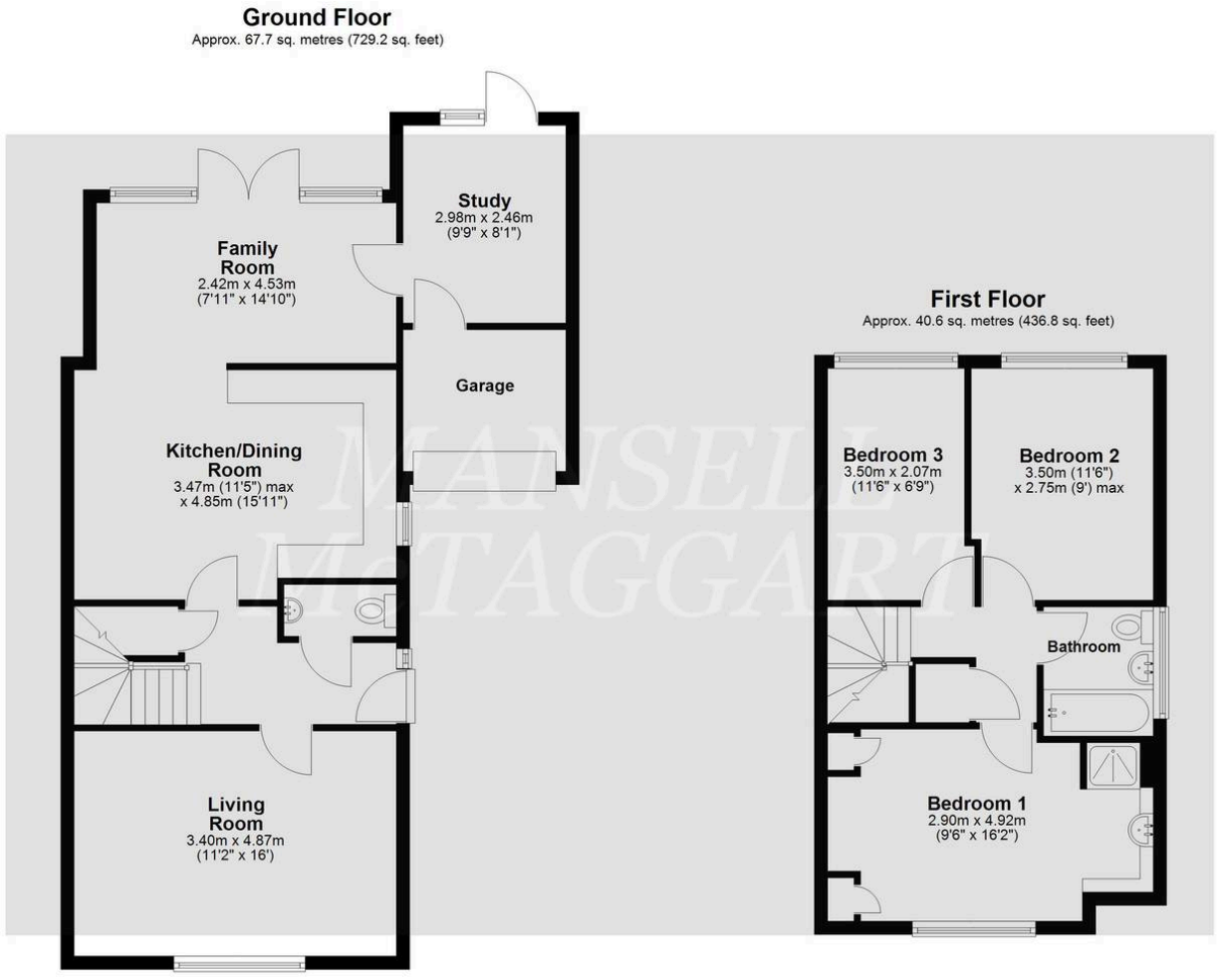




The spacious living room, positioned at the front of the home, benefits from a large picture window that fills the space with natural light. There is ample room for a full range of freestanding furniture, including a two or three-seater sofa. To the rear of the property lies a stunning, open-plan kitchen and dining room, ideal for entertaining and family gatherings. Patio doors open directly onto the landscaped rear garden. The kitchen is fitted with a comprehensive range of wall and base units, hardwood worktops, a sink unit, an electric oven, a gas hob, and offers plumbing and space for a dishwasher, washing machine, and fridge-freezer. The dining area is well-sized and can comfortably accommodate a large dining table. Just off the dining area is a practical study with a window overlooking the rear garden—perfect for home working. The study also provides internal access to the garage.

Upstairs, a central landing gives access to a loft hatch and a built-in airing cupboard. The two generously sized double bedrooms offer ample space for king-size beds and wardrobes, while the third bedroom makes an ideal single room, nursery, or office. The family bathroom is well-appointed with a panelled bath, a separate shower unit, a WC, and a wash hand basin, and is finished with partial tiling.

The beautifully landscaped rear garden measures approximately 60 x 30 metres, featuring a large patio area, a well-tended lawn, and a variety of mature shrubs and flowerbeds along both sides. The garden is fully enclosed with wooden panel fencing, offering a high level of privacy—ideal for families, entertaining, or simply relaxing outdoors.



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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