



19 Southfield Road, Crowle

£247,995 Freehold

Spacious garden · Off-road parking · Modern kitchen with integrated appliances · Open plan living areas · Wood burning stove · Paved patio area · Abundant natural light · Built-in storage solutions · Stylish wood flooring · Detached brick outbuilding

Large double storey extension. Quality brick built outbuilding. Gated entrance to the back of the property which offers a large amount of parking space suitable for a caravan or motorhome.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

Modern gas fired central heating system to radiators.

- Spacious garden
- Off-road parking
- Modern kitchen with integrated appliances
- Open plan living areas
- Wood burning stove
- Paved patio area
- Abundant natural light
- Built-in storage solutions
- Stylish wood flooring
- Detached brick outbuilding





Central Entrance Hallway

Front uPVC double glazed entrance door, adjoining side and top light, laminate flooring, straight flight staircase leads to the first floor accommodation and doors leads through to;

Main Living Room

16' 3" x 11' 0" (4.95m x 3.35m)

Front uPVC double glazed window, attractive laminate flooring, wall to ceiling coving, handsome inset multi fuel cast iron stove within a brick chamber with slate tiled hearth and wooden mantel, wall to ceiling coving, inset ceiling spotlights and internal aluminium framed double glazed sliding doors leads through to;

Sitting Room/Study

11' 0" x 14' 0" (3.35m x 4.26m)

With three rear uPVC double glazed windows onlooking the garden, attractive laminate flooring, inset ceiling spotlights and light tunnel and door leads through to;

Boot Room

8' 2" x 11' 0" (2.48m x 3.35m)

Rear uPVC double glazed entrance door with adjoining window leading out to the garden, laminate flooring, wall mounted Drayton thermostatic control for the central heating, large double cupboard and an archway through to the utility area looking onto the kitchen.





Cloakroom

Enjoys a side uPVC double glazed window providing a two piece modern suite in white comprising a low flush WC and wall mounted wash hand basin.

Utility Area

6' 5" x 5' 11" (1.95m x 1.80m)

Enjoying matching furniture to the kitchen of a shaker style with gold pull handles and an attractive quartz top with an inset single ceramic sink with block mixer tap and tiled splash backs, laminate flooring, large towel rail, wall to ceiling coving and inset ceiling spotlights.

Superb Newly Fitted Dining Kitchen

12' 8" x 16' 2" (3.85m x 4.94m)

With a front uPVC double glazed window enjoying an extensive range of newly fitted shaker style furniture in a light green below and ivory above with a complementary quartz worktop with tiled splash backs incorporating a one and a half bowl sink unit with etch drainer to the side and block mixer tap, built-in four ring electric hob with overhead extractor, eye level double oven and microwave, integral fridge freezer, laminate flooring and under the stairs storage.

Large Central Landing

Has a built-in airing cupboard, loft access and doors to;





Rear Master Bedroom 1

11' 0" x 13' 11" (3.35m x 4.25m)

With rear uPVC double glazed window, laminate flooring, large built-in wardrobe with hanging rail and shelving and doors to;

En-Suite Shower Room

5' 6" x 6' 4" (1.67m x 1.93m)

Side uPVC double glazed window with patterned glazing providing a suite in white comprising a low flush WC, wall mounted wash hand basin, walk-in shower with mermaid boarding to walls, glazed screen, overhead mains shower, cushioned flooring, tiling to walls with mosaic boarding and chrome towel rail.

Front Double Bedroom 2

10' 6" x 11' 0" (3.20m x 3.35m)

Front uPVC double glazed window, exposed floorboards and over the stairs storage cupboard.

Front Double Bedroom 3

12' 8" x 9' 3" (3.85m x 2.83m)

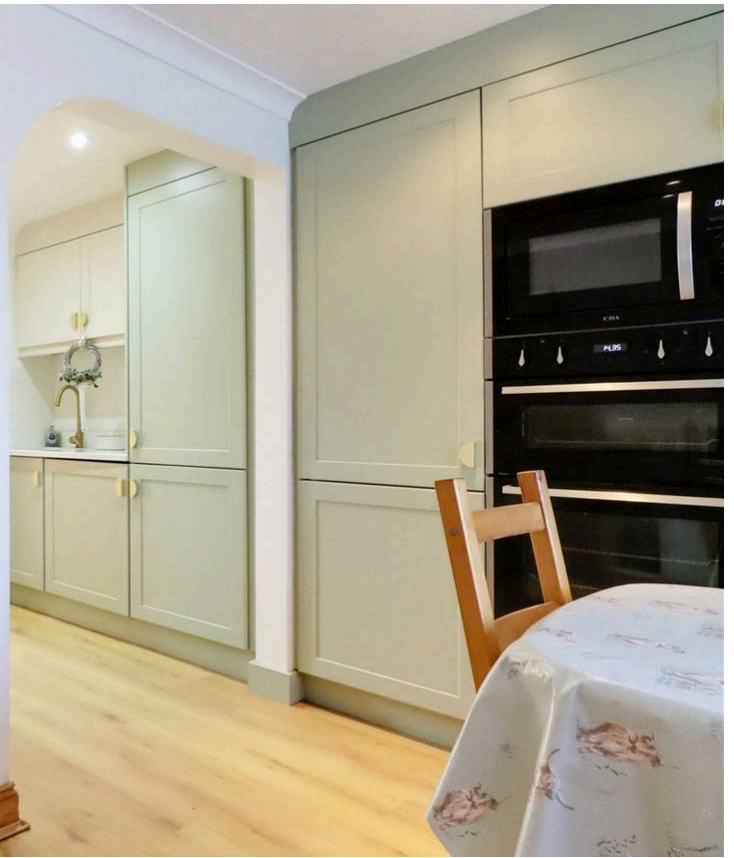
Front uPVC double glazed window, laminate flooring and wall to ceiling coving.

Bedroom 4

9' 8" x 6' 8" (2.95m x 2.03m)

Side uPVC double glazed window.





Family Bathroom

6' 9" x 5' 7" (2.07m x 1.70m)

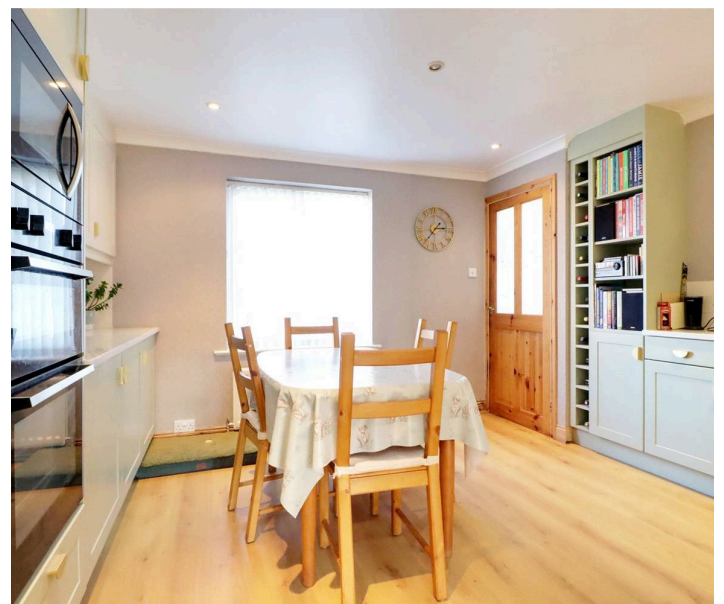
Rear uPVC double glazed window with patterned glazing, three piece shell style suite in white comprises a low flush WC, pedestal wash hand basin, panelled bath with electric shower over and glazed screen, cushioned flooring, large chrome towel rail with inset ceiling spotlights.

Grounds

To the front of the property has a manageable shaped lawned garden with adjoining borders and an initial hard standing concrete laid driveway providing parking. Further parking is available to the side with large wrought iron gates providing excellent security and privacy if a buyer wishes to store a caravan or motor home with an excellent range of general parking as a result. The private south facing rear garden is of an excellent size being fully enclosed with fenced boundaries having a shaped lawned with adjoining block paved seating areas which can couple up to create parking.

Outbuildings

Within the rear garden there is a substantial brick and block built outbuilding with concrete tiled pitched roof and is divided into 3 excellent storage areas.



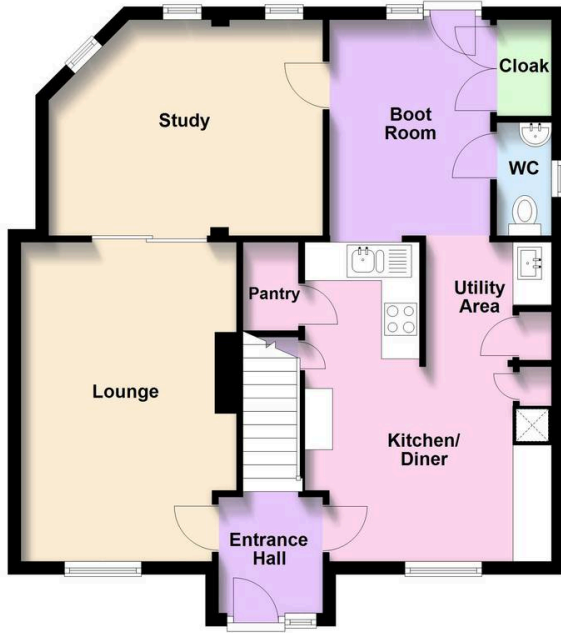






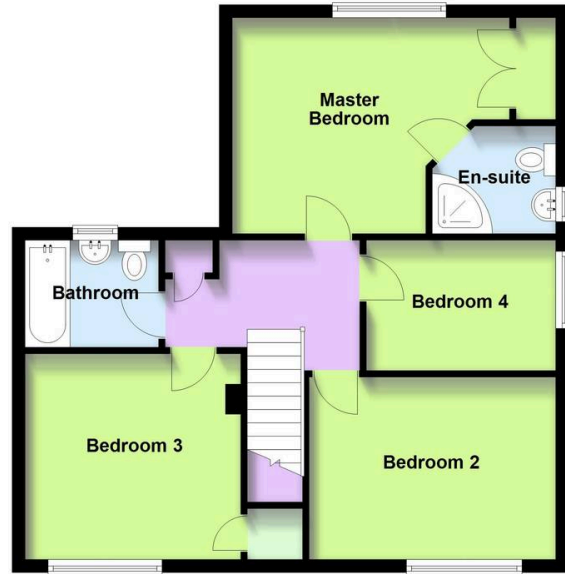
Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



First Floor

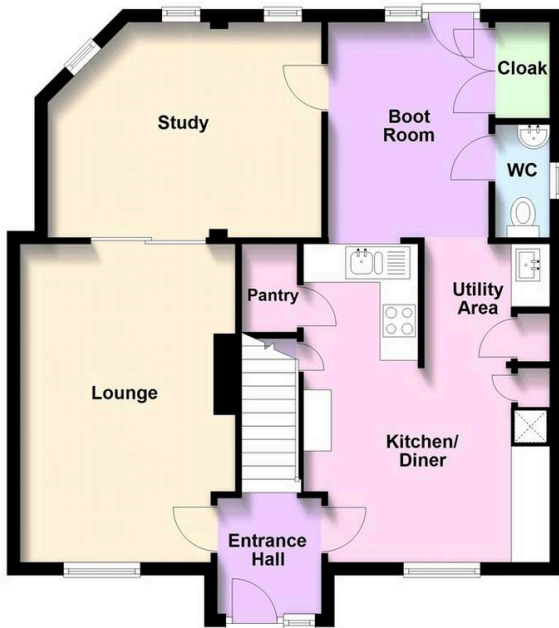
Approx. 58.1 sq. metres (625.6 sq. feet)



Total area: approx. 126.3 sq. metres (1359.2 sq. feet)

Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



Total area: approx. 126.3 sq. metres (1359.2 sq. feet)

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