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



Cambrian Way

Holton-Le-Clay
DN36 5DE

£285,000

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Property Introduction

Crofts Estate Agents are delighted to bring to the market this spacious and versatile three-bedroom detached family home, ideally positioned in the highly sought-after village of Holton Le Clay. Offering generous and flexible accommodation throughout, this property is perfectly suited to growing families, with the added benefit of a ground floor double bedroom, making it ideal for multi-generational living or those seeking single-level accommodation. Well maintained and benefitting from gas central heating and uPVC double glazing, the accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge, a spacious dining room and kitchen, a family bathroom and a generous ground floor double bedroom. To the first floor are two further well-proportioned double bedrooms and a convenient cloakroom. Externally, the property enjoys established front and rear gardens, providing excellent outdoor space for families and entertaining, together with a private driveway leading to a detached garage, offering ample off-road parking and additional storage. Properties of this size and versatility in such a desirable village location are always in demand, and early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hallway

Offering uPVC double glazed entry door to the side elevation. Coving to the ceiling. Staircase to the first floor accommodation. Central heating radiator.

Lounge

11' 11" x 15' 11" (3.62m x 4.85m)

uPVC double glazed bow window to the front elevation and a further double glazed window to the side. Coving to the ceiling. Central heating radiator. Living flame gas fire with brick surround.

Dining room

10' 11" x 11' 11" (3.32m x 3.64m)

uPVC double glazed French doors to the rear elevation. Central heating radiator. Coving to the ceiling.

Kitchen

10' 10" x 11' 10" (3.31m x 3.60m)

A well-appointed and generously proportioned fitted kitchen featuring an extensive range of contemporary oak-effect wall and base units, complemented by granite-effect worktops and a coordinating breakfast bar, ideal for informal dining and entertaining. Integrated appliances include a oven and Neff four ring electric hob with further space for additional white goods. A stylish tiled splashback adds a touch of colour, while the large window above the sink floods the room with natural light. Offering excellent storage and ample preparation space, this practical kitchen is perfectly suited to everyday family living.

Bedroom 1

11' 11" x 11' 11" (3.62m x 3.63m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe. Coving to the ceiling.

Bathroom

8' 3" x 7' 4" (2.51m x 2.24m)

A spacious family bathroom fitted with a panelled bath, a separate walk-in shower enclosure with mains-fed shower, pedestal wash hand basin and low-level WC. The room is fully tiled to the walls and benefits from a frosted window providing natural light and ventilation. A practical and well-proportioned space with scope for cosmetic modernisation to suit individual tastes.

First Floor Landing

Access to the two remaining bedrooms and first floor cloakroom. Airing cupboard.

Bedroom 2

12' 1" x 16' 0" (3.68m x 4.87m)

uPVC double glazed window. Central heating radiator. Eave storage.

Bedroom 3

12' 1" x 10' 8" (3.68m x 3.26m)

uPVC double glazed window to the rear elevation. Central heating radiator. Eave storage.

WC

2' 8" x 5' 7" (0.81m x 1.70m)

A bonus to the property is the addition of a first floor cloakroom which has a w.c and wash hand basin. Storage unit. Tiled walls.

Outside

A brick-paved driveway leads to decorative wood gates providing secure access, with additional potted plants and seasonal flowers arranged near the entrance for an attractive approach. Rear garden The private rear garden is enclosed by wooden fencing and offers a practical outdoor space comprising a mainly laid-to-lawn area together with paved patio sections. It is ideal for outdoor living, and benefits from a variety of established shrubs, climbers and container plants around the borders. A brick-built garage with an up-and-over door is situated to one side, with further paved access.

Garage

19' 0" x 9' 3" (5.79m x 2.83m)

The garage has an up and over door to the front aspect and a side personal door.

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

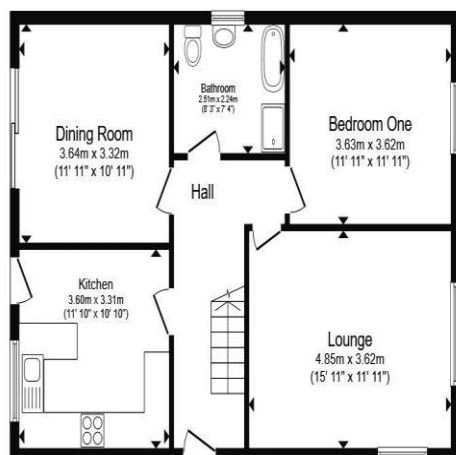
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We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

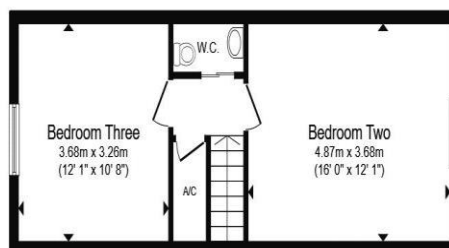
Property Management

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.

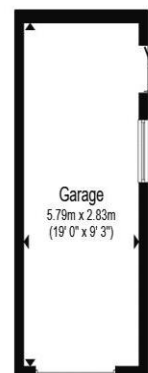




Ground Floor



First Floor



Garage

Total floor area 126.2 m² (1,358 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		