



Fenton Lodge, Crundale – SA62 4PY

£450,000 Freehold

Fenton Lodge is an immaculately presented detached house, situated on the edge of Crundale village. The home offers a modern kitchen fitted with a range of units and integrated appliances, overlooking the side garden, a living/dining room with a central log burner, an office/sun room which leads into the garden via sliding doors. The ground floor boasts a utility room fitted with a range of units and a downstairs shower room. The first floor boasts three double bedrooms, all with countryside views and a modern family bathroom. The home offers plenty of storage and would make a great family home.

Externally, the house occupies a generous plot with wrap around gardens, featuring lawns and a variety of shrubs.

The outside space provides multiple areas for seating and recreation, making it well-suited to family use. A gravelled driveway offers ample parking for several vehicles and leads directly to the detached two story garage. The gardens are enclosed by a combination of natural hedgerows and walls to the front, enhancing privacy while maintaining open views of the rural surroundings. The property's rural setting ensures a peaceful environment, with

Hallway

The hallway is laid with tile flooring, with a central staircase, under stairs storage and leads into the living room, kitchen and downstairs shower room.

Kitchen

A lovely, modern style kitchen fitted with a range of modern units with double aspect windows overlooking the garden and country views beyond. The kitchen leads into the utility room with rear access.

Utility Room

The utility room is accessed via the kitchen or the rear patio area, fitted with modern units and worktop space with a sink, along with space for a washing machine and tumble dryer and small under counter fridge or freezer.

Living Room / Dining Room

A generous living/dining room with a central stonework fireplace with a log burner, oak flooring and multiple windows allowing natural light to flow through. The living room has plenty of space for a dining table and flows through to the sun room/office.

Sun Room / Office

A lovely, bright room with double aspect windows and sliding doors overlooking the garden ideal for an office space for those working from home or it could be used for a sun room to relax in the evening.

Downstairs Bathroom

Accessed via the hallway as you come in through the front door, the ground floor bathroom has a neutral decor with a sink, ample storage toilet and shower.

Bedroom One

A generous double bedroom, with ample space for wardrobes and drawers with views over the side garden and country views.

Bedroom Two

A double bedroom with space for wardrobes and views overlooking the front and fields beyond.

Bedroom Three

A further double bedroom, currently used as a walk in wardrobe but could easily be a good size bedroom, overlooking the front of the property.

Bathroom

A great size, modern family bathroom with a freestanding bath, separate shower, sink and ample storage including sink storage and cupboard space.

Detached Garage

A detached garage, with access via the electric door or a side door, this is a great size workshop or off road parking with a storage area above accessed via a wooden staircase.

Outside Space

To the side of the property, there is a lawned garden area with a pond, a variety of shrubbery and plants along with a block outbuilding providing storage. To the rear of the property there is a paved patio area which wraps around the property and leads up to the rear door into the utility room.

Driveway

The property has ample off road parking, with a paved area in front of the garage and a loose gravel parking area, which leads directly down to the front door and rear patio.

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Council Tax band: E

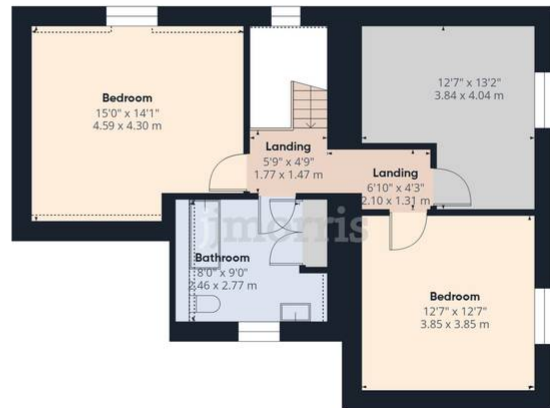
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

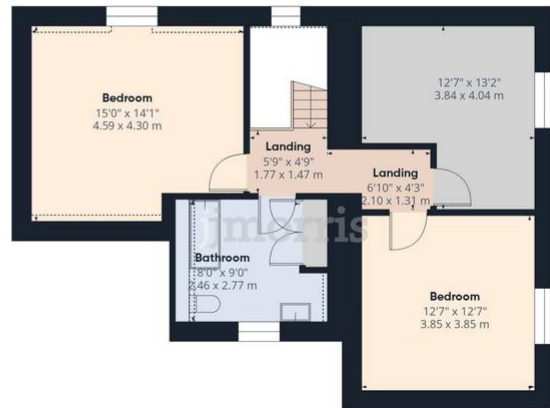


Floor 1 Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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