



**1 Crestville Road**

- THREE-BEDROOM END TERRACE
- PRIVATE DRIVEWAY
- IDEAL FAMILY HOME
- DOUBLE GARAGE

**Offers In Region Of £230,000**  
EPC Rating '62'





## Property Description

### DESCRIPTION

This well-presented three-bedroom end-terrace property offers flexible accommodation ideally suited to modern family life. The ground floor features a comfortable main living room plus a second reception area that opens directly into the kitchen/diner, creating a sociable, semi-open-plan space perfect for everyday living and entertaining.

The kitchen/diner provides a dedicated dining area alongside a slim, efficiently designed kitchen space that makes excellent use of the available layout. Patio doors open from the dining area onto the rear garden, allowing for plenty of natural light and easy access to outdoor seating and entertaining space.

Upstairs, there are three bedrooms, including two good-sized rooms and a third smaller bedroom ideal for use as a nursery, home office, or dressing room. A family bathroom serves the first floor.

Outside, the property enjoys gardens to both the front and rear, offering space for relaxation, play, or gardening. A standout feature is the double garage and private driveway, providing generous parking and





valuable storage - a rare benefit for homes of this type.

Situated in a desirable location, this versatile home will appeal to families, first-time buyers, and professionals alike.

#### FRONT ENTRANCE

A bright and welcoming entrance hall finished in neutral décor, creating a light and spacious feel. A carpeted staircase with a polished wooden handrail rises to the first floor, adding warmth and character. The hallway provides access to the principal ground-floor rooms, with a radiator for comfort, while natural light filters through the attractive glazed internal door, offering an inviting first impression.



#### LIVING ROOM

13' 1" x 11' 0" (3.99m x 3.35m) A bright and comfortable living room featuring a large bay window that fills the space with natural light. Neutral décor and soft carpeting create a warm, inviting atmosphere, while the attractive feature fireplace with decorative surround provides a charming focal point. Well-proportioned and versatile, the room offers ample space for seating and everyday relaxation, making it ideal for both quiet evenings and entertaining guests.



#### KITCHEN/DINER

14' 1" x 16' 1" (4.29m x 4.9m) A well-proportioned kitchen diner fitted with a range of traditional-style wall and base units, offering ample storage and worktop space. The layout provides room for everyday dining, with natural light flowing through the window and patio doors that open onto the rear garden. Open access leads through to the second reception room, creating a versatile and sociable space ideal for family living and entertaining.



#### SECOND RECEPTION ROOM

11' 1" x 9' 1" (3.38m x 2.77m) A versatile second reception room open from the kitchen/diner, ideal as a family room, playroom or home office. Neutrally decorated, the space offers a comfortable and flexible area to suit a variety of needs, complemented by a radiator for year-round comfort. Perfect for modern living, it provides additional reception space while remaining connected to the heart of the home.

#### MASTER BEDROOM

11' 1" x 9' 1" (3.38m x 2.77m) A spacious and well-presented master bedroom featuring neutral décor and fitted carpet, creating a calm and comfortable retreat. The room benefits from a large window that allows plenty of natural light, along with an extensive range of fitted wardrobes providing excellent storage. Generous in size, there is ample space for additional bedroom furniture, making this an ideal principal bedroom for modern living.



### BEDROOM 2

11' 1" x 9' 1" (3.38m x 2.77m) A well-proportioned second bedroom featuring neutral décor and fitted carpet, creating a bright and comfortable space. The room benefits from a large window allowing plenty of natural light, fitted wardrobes, and space for additional freestanding furniture. Ideal as a guest room or child's bedroom, it offers versatility to suit a range of needs.

### BEDROOM 3

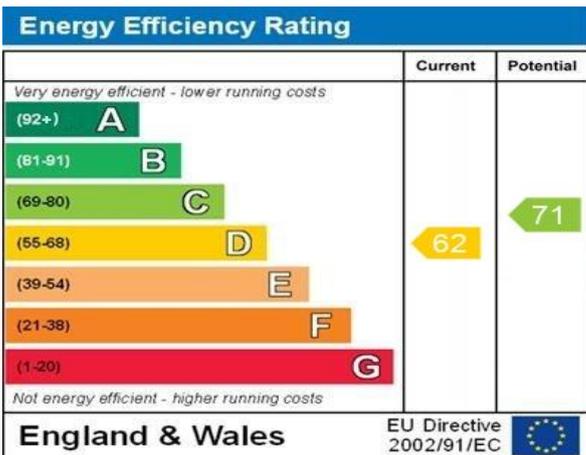
5' 1" x 6' 1" (1.55m x 1.85m) A well-presented third bedroom featuring neutral décor and fitted carpet, creating a bright and comfortable space. The room benefits from a window allowing natural light, along with space for bedroom furniture. Ideal as a child's bedroom, nursery or study, it offers flexibility to suit a variety of needs.



### EXTERIOR

The property benefits from attractive stone-built elevations with a welcoming frontage, set behind a neat lawn and a generous driveway providing ample off-street parking. The driveway extends to the side of the house, offering convenient access to the rear.

To the rear, the south-facing garden is designed for low-maintenance enjoyment, featuring a paved patio area ideal for outdoor seating, a lawn bordered by mature hedging for privacy, and a detached garage providing additional storage or parking. This outdoor space enjoys plenty of natural sunlight and offers a pleasant setting for relaxing and entertaining alike.



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Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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