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Picksley Crescent

Holton-Le-Clay
DN36 5DR

Offers in the Region Of £175,000

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Property Introduction
Offered to the market with no forward chain, this detached family home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Situated in the sought-after village of Holton le Clay, the property occupies a generous plot with gardens to both the front and rear, together with a driveway providing off-road parking and access to a garage. Although requiring a comprehensive programme of refurbishment both internally and externally, the property offers well-proportioned creating a bright and versatile living space. The kitchen is located to the rear of the property and offers excellent scope for redesign a family bathroom, with the principal bedroom having been opened into the second bedroom to create a larger main suite. However, the original wall could be reinstated with ease, returning the property to its original three-bedroom layout if required. This flexibility makes the home suitable for a variety of buyers providing off-road parking, and a garage. The outdoor space also offers available. Ideal for investors, developers or buyers looking for a rewarding renovation project, this home offers the chance to create a superb family property to individual tastes. accommodation with excellent potential to add value. The ground floor comprises an entrance hall leading into a spacious lounge, which is open plan to the dining area, creating a bright and versatile living space. The kitchen is located to the rear of the property and offers excellent scope for redesign and modernisation. To the first floor, the property is currently arranged with two bedrooms and a family bathroom, with the principal bedroom having been opened into the second bedroom to create a larger main suite. However, the original wall could be reinstated with ease, returning the property to its original three-bedroom layout if required. This flexibility makes the home suitable for a variety of buyers and future needs. Externally, the property benefits from gardens to both the front and rear, a driveway providing off-road parking, and a garage. The outdoor space also offers potential for landscaping and enhancement. Properties with this level of potential in such a popular village location are rarely available. Ideal for investors, developers or buyers looking for a rewarding renovation project, this home offers the chance to create a superb family property to individual tastes. Early viewing is highly recommended.

Entrance

Entering the property reveals access to the lounge.

Living Room
11' 11" x 25' 2" (3.64m x 7.66m)
With a window to the front elevation, a radiator and a carpeted floor.

Dining Room
9' 2" x 8' 10" (2.80m x 2.70m)
Open plan off the lounge with a window to the rear elevation, a radiator and a carpeted floor.

Kitchen
11' 9" x 8' 11" (3.58m x 2.71m)
With a window to the rear elevation, door to the side, fitted units and a sink and drainer.

Inner hall

With a window to the side elevation and stairs lead to the first floor landing.

Bedroom 1
14' 8" x 10' 6" (4.46m x 3.19m)
With a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2
10' 1" x 8' 6" (3.07m x 2.59m)
With a window to the front elevation, a radiator and a carpeted floor. The wall dividing has been taken down to create larger master room but could be re-instated if any buyer chooses to do so.

Bedroom 3
10' 5" x 7' 9" (3.18m x 2.37m)
With a window to the rear elevation and a radiator.

Bathroom
10' 0" x 7' 9" (3.06m x 2.37m)
With an opaque window to the rear elevation, a built in cupboard and a coloured suite with a WC, basin and a bath.

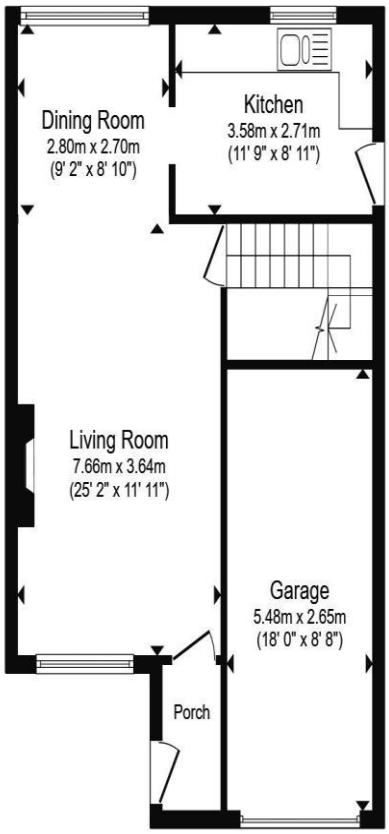
Outside

With gardens to the front and rear and a driveway which provides off road parking.

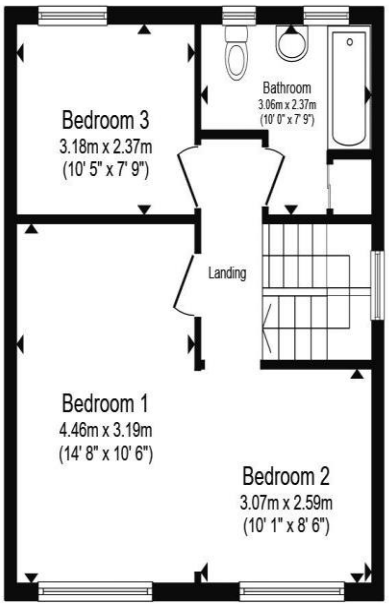
Garage
8' 8" x 18' 0" (2.65m x 5.48m)
With an up and over door.

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.



Ground Floor



First Floor

Total floor area 98.7 m² (1,063 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

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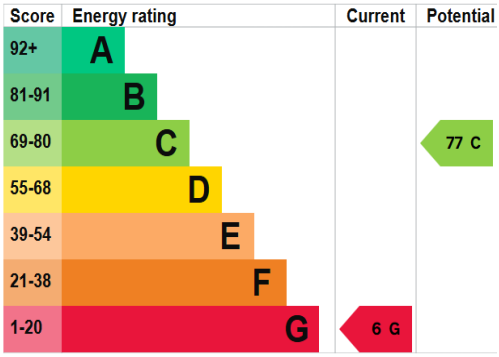

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MS/SEQ/8768/08.26