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Bevers Way

Holton-Le-Clay
DN36 5FH

Offers Over £260,000

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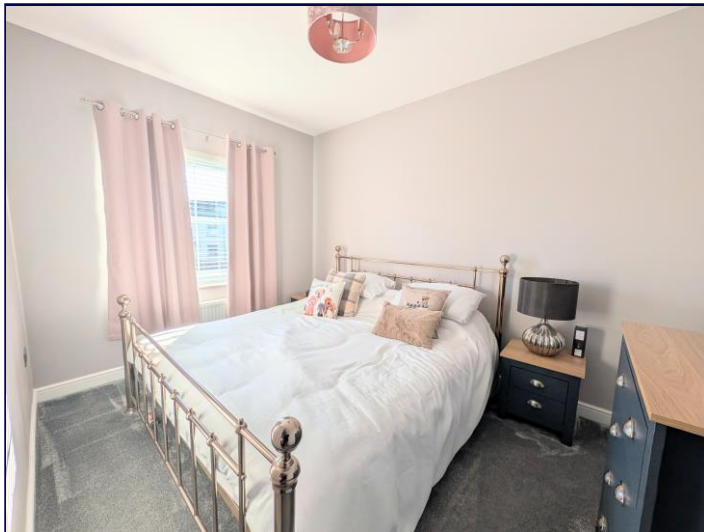
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Property Introduction

This superb detached property on Bevers Way in the sought-after village of Holton-le-Clay offers an exceptional standard of living throughout. Immaculately presented and thoughtfully laid out, it provides generous space for modern family life alongside a high-quality finish in every room. The ground floor welcomes you with a bright and inviting lounge, perfect for everyday relaxation, complemented by a separate sitting room offering further versatility—ideal as a snug, playroom or home office. To the rear of the home sits the impressive kitchen-diner, a stylish and sociable space featuring contemporary units, ample dining capacity and direct views over the garden. A practical utility room and a conveniently placed WC complete the ground-floor accommodation. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families or visiting guests. Outside, the property enjoys a small, tidy front garden area alongside a private driveway leading to a single garage, offering both parking and storage. The rear garden is of a very good size—well enclosed and neatly maintained—providing an attractive space for outdoor dining, children's play, or quiet relaxation. A truly superb home, beautifully finished and ready for its new owners to move straight into. Early viewing is highly recommended to appreciate the space, setting and quality on offer.

Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

13' 3" x 10' 8" (4.04m x 3.25m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

Sitting Room

9' 11" x 10' 8" (3.01m x 3.24m)

The sitting room has a window to the front a radiator and laminate flooring.

Kitchen/Diner

9' 5" x 20' 4" (2.87m x 6.19m)

The kitchen-diner has a window and French doors to the rear a radiator and laminate flooring. There is also a superb range of fitted units with a one and a half sink and drainer, dish washer, fridge freezer, electric oven, combi microwave and an electric hob with an extractor over. There is also a space for a dining table and chairs.

Utility room

6' 1" x 5' 3" (1.86m x 1.59m)

The utility room has a door to the rear elevation, laminate flooring, plumbing for a washing machine, fitted units and a sink.

WC

The WC has an opaque window to the side elevation, a radiator, laminate flooring, a WC and basin.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft and a built in cupboard.

Bedroom One

11' 5" x 11' 7" (3.49m x 3.52m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

En-suite

The en-suite has an opaque window to the rear elevation, a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

11' 6" x 8' 6" (3.50m x 2.58m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

9' 10" x 8' 11" (3.00m x 2.72m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Four

8' 2" x 7' 9" (2.50m x 2.37m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 4" x 8' 2" (1.93m x 2.50m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a superb suite with a WC, basin and a free standing bath.

Outside

With a tidy low maintenance front garden and a driveway in front of the garage door. The rear garden is enclosed by perimeter wooden fencing with a gate to the side. There is also a good size lawn with established shrubs.

Garage

With an up and over door and electrics.

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

Free Valuations

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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
54.6 sq.m. (587 sq.ft.) approx.

1ST FLOOR
54.6 sq.m. (587 sq.ft.) approx.



TOTAL FLOOR AREA : 109.1 sq.m. (1175 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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