



66 Clipson Crest, Barton-Upon-Humber

£295,000 Freehold

ATTRACTIVE DETACHED MODERN HOME • POPULAR RESIDENTIAL AREA • 4 BEDROOMS • STYLISH OPEN PLAN KITCHEN DINER • BAY FRONTED LIVING ROOM • MASTER EN-SUITE & FAMILY BATHROOM • CONSERVATORY • SIDE DRIVEWAY & GARAGE • ENCLOSED SOUTH WEST FACING GARDEN • IDEAL FAMILY BUY



paul fox
the family estate agents

Impressive four-bed detached home on Fox's Fold.
Spacious living, open-plan kitchen, conservatory, en-suite, gardens, garage, parking. Near top schools and amenities. EPC C. Council Tax D.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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Central Entrance Hallway

Includes a front composite entrance door with frosted glazing and adjoining window with double glazing, oak style laminate flooring, wall mounted thermostatic control for the central heating, a built-in under the stairs storage cupboard, a dog legged staircase leading to the first floor accommodation with open spell balustrading and matching newel post and doors leads off to;

Cloakroom

3' 5" x 6' 7" (1.05m x 2.00m)

Has a front uPVC double glazed window with frosted glazing, a low flush WC and a corner pedestal wash hand basin with tiled splash backs and continuation of laminate flooring.



Front Living Room

10' 7" x 14' 1" (3.23m x 4.30m)

With a front bay uPVC double glazed window, wall to ceiling coving, continuation of laminate flooring and TV input.





Stylish Open Plan Kitchen Diner

13' 11" x 19' 2" (4.24m x 5.85m)

With a side door access to the driveway and a rear uPVC double glazed window. The kitchen includes an extensive range of gloss grey fronted low level units, drawer units and wall units with quartz working top surfaces, a range of integral appliances which includes a Beko four ring induction hob, matching electric oven with microwave above, plumbing for a dishwasher and washing machine, space for a dryer, a wall mounted Drayton electric thermostatic control for the water heating, continuation of flooring, separate space for a tall American style fridge freezer, modern LED ceiling spotlights, wall to ceiling coving and under worktop LED lighting and down lighting from the units, TV point and a recess for a low counter fridge and two internal glazed doors allows access to;



Conservatory

12' 2" x 9' 6" (3.70m x 2.90m)

With a hip and pitched polycarbonate roof, laminate flooring, surrounding uPVC double glazed windows and two double glazed French doors allowing access to the patio area, two matching wall lights, full power and night and day fitted blinds.





First Floor Landing

Side uPVC double glazed window and doors leading off to;

Master Bedroom 1

15' 8" x 9' 3" (4.77m x 2.83m)

With a front bay uPVC double glazed window, TV input, a bank of pine fitted wardrobes and a door leads through to;

En-Suite Shower Room

7' 3" x 4' 4" (2.20m x 1.31m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a vanity wash hand basin, a raised walk-in shower cubicle with overhead chrome mains shower and marbled effect splash backs with folding glazed screen with twin storage units beneath, extractor fan and vinyl flooring.

Rear Double Bedroom 2

9' 3" x 10' 0" (2.83m x 3.04m)

With a rear uPVC double glazed window, TV input and a bank of pine fitted wardrobes.

Front Bedroom 3

6' 9" x 9' 7" (2.05m x 2.91m)

With a front uPVC double glazed window, loft access, TV input and a built-in storage cupboard which houses the cylinder tank.





Rear Bedroom 4

6' 7" x 9' 7" (2.00m x 2.92m)

With a rear uPVC double glazed window.

Main Family Bathroom

6' 2" x 6' 10" (1.87m x 2.08m)

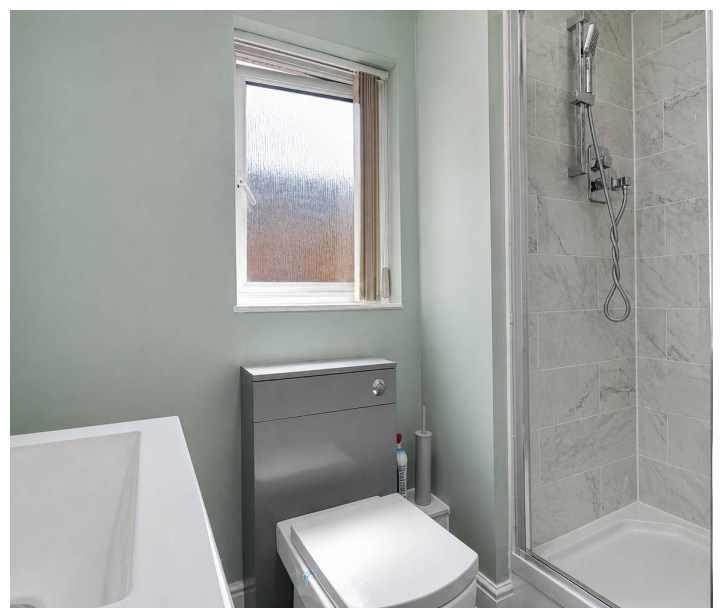
With a side uPVC double glazed window with frosted glazing and three piece suite comprising a low flush WC, a vanity wash hand basin with twin storage units beneath, panelled bath with marble effect tiled splash backs, vinyl flooring and extractor fan.

Grounds

The property provides a front lawned and hedged boundary garden with an adjoining tarmac driveway which leads down the side of the property providing off street parking and allows direct access to a detached brick built garage. The rear of the property provides a private enclosed raised lawned garden with planted borders, raised stepping with open glazed balustrading and a flagged patio entertaining area which leads out from the conservatory.

Detached Brick Built Garage

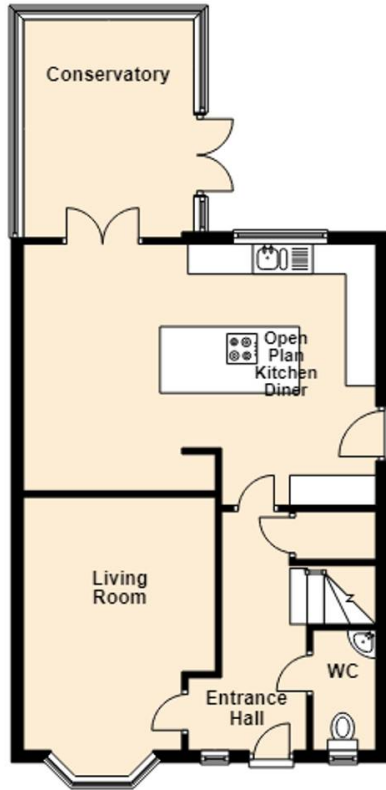
With an up and over door and full power and lighting.





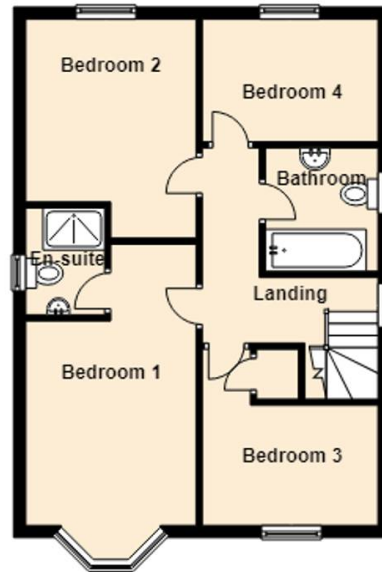
Ground Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

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