



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



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£185,000

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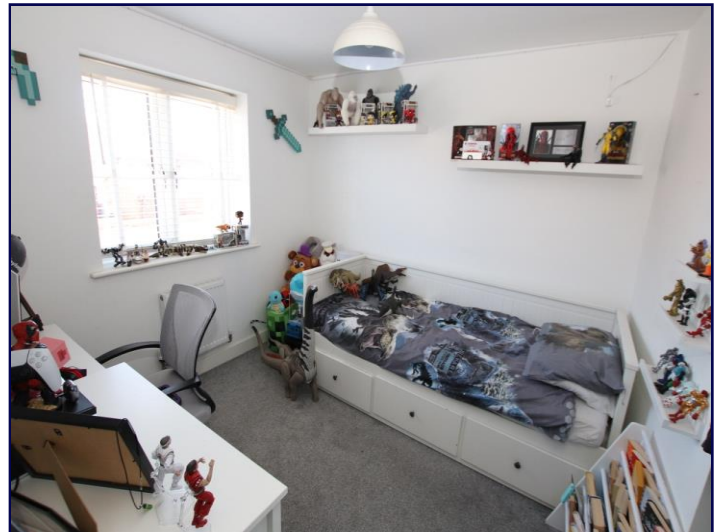
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### Property Introduction

Situated on a highly regarded modern development with a growing range of local amenities, this attractive three-bedroom semi-detached family home offers well-presented accommodation throughout, ideal for modern family living. Benefitting from gas central heating and uPVC double glazing, the property briefly comprises an inviting entrance hallway, convenient cloakroom, and a dining kitchen. To the rear, the generously proportioned living room spans the full width of the property, creating an excellent space for relaxing and entertaining while enjoying views over the garden. To the first floor are three well-sized bedrooms, including a principal bedroom with ensuite shower room, together with a stylish family bathroom. Externally, the property enjoys an open-plan frontage with off-road parking for two vehicles. The enclosed rear garden is a particular feature, enjoying a sunny aspect and offering a variety of outdoor spaces including a patio area, lawn, decking, and a timber-decked seating area with pergola. There is also an adjoining shed/garden room, ideal for storage, hobbies, or outdoor entertaining.

### Entrance Hallway

Offering composite entry door to the front elevation, the hallway is neutrally decorated. Karndeen floor. Central heating radiator. Stairs to the first floor with useful storage beneath.

### Cloakroom

uPVC double glazed window to the front. Central heating radiator.

### Kitchen

This bright open-plan dining kitchen forms the heart of the home, offering a perfect blend of contemporary style and practical family living. The kitchen features a comprehensive range of sleek, handle-less grey units complemented by crisp white work surfaces. It includes a gas hob with integrated oven, a stainless steel sink positioned beneath a large window that floods the space with natural light, and ample storage in both base and eye-level cabinets. Integrated oven and hob. The dining area comfortably accommodates a standard dining table and chairs.

### First Floor Landing

Neutrally decorated.

### Bathroom

5' 8" x 6' 11" (1.72m x 2.12m)

Modern bathroom with panelled bath with shower attachment, pedestal wash hand basin and close coupled w.c. Tiled splashback. Central heating radiator. uPVC double glazed window.

### Bedroom One

14' 8" x 9' 1" (4.46m x 2.76m)

uPVC double glazed window. Central heating radiator. Door to the ensuite.

**Ensuite**

7' 6" x 4' 10" (2.28m x 1.48m)

Fitted with a close coupled w.c, pedestal wash hand basin and a walk in shower cubicle. Central heating radiator.

**Bedroom Two**

11' 6" x 9' 0" (3.50m x 2.75m)

uPVC double glazed window. Central heating radiator.

**Bedroom Three**

10' 6" x 6' 11" (3.19m x 2.11m)

uPVC double glazed window. Central heating radiator.

**Outside**

Open plan frontage with parking for two cars. Enclosed rear garden enjoying a sunny aspect with patio, lawn and covered decked area with adjoining shed/garden room.

**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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

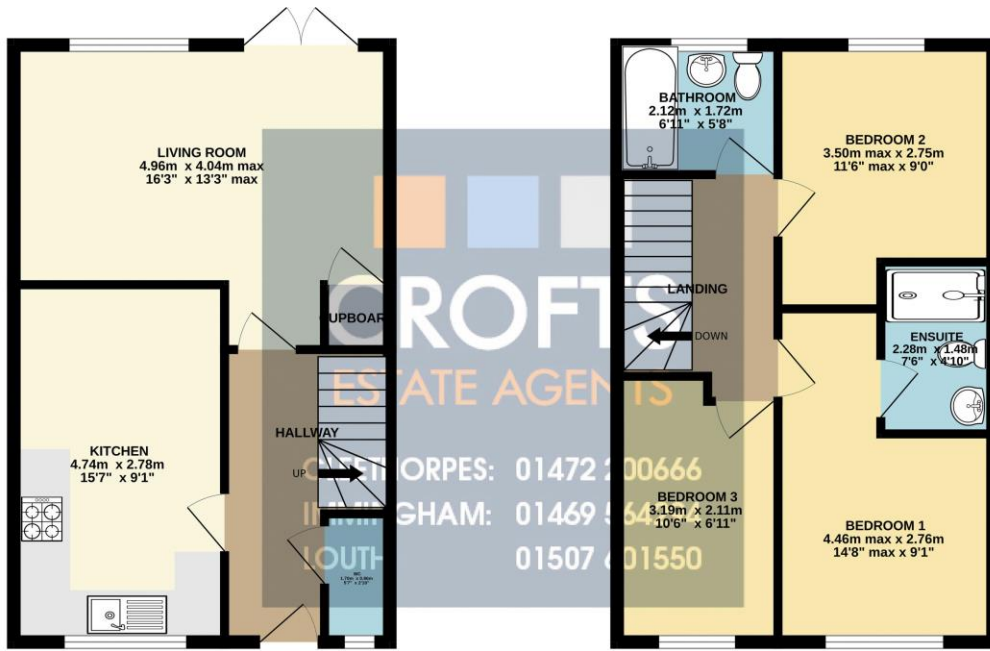
**Property Management**

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.



GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.

1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA: 78.6 sq.m. (846 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 is given as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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