



Malt House Crescent, Inkberrow

Asking Price: £325,000

- Three bedroom link- detached house in a popular village location
- Lounge overlooking the rear garden
- Loft conversion great for a study
- Family bathroom and downstairs shower room
- Kitchen with integrated appliances
- Enclosed rear garden
- Off road parking for up to two vehicles
- Spacious entrance hall

**Nigel Poole
& Partners**

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****THREE BEDROOM LINK- DETACHED SITUATED IN A VILLAGE LOCATION**** This three bedroom link- detached house is situated in a cul-de-sac in the popular village of Inkberrow close to amenities. Set over three floors this property comprises; entrance hall, living/ dining area with french doors into the rear garden. Kitchen with integrated appliances, dining room and downstairs shower room. On the first floor are three bedrooms and a family bathroom. Steps rising into the loft conversion which is currently being used as a study.

Front

A block paved drive providing parking for up to two vehicles leads to the entrance porch.

Porch 5' 11" x 4' 10" (1.80m x 1.47m)

Double glazed door and side window to the front aspect. Wooden door into the entrance hall.

Entrance Hall 13' 1" x 5' 11" (3.98m x 1.80m)

Stairs rising to the first floor. Under stairs cupboard. Doors leading off. Radiator.



Living Room/ Diner 23' 6" x 10' 10" (7.16m x 3.30m)

Double glazed window to the front aspect. Double glazed French doors and side panel into the rear garden. Electric fire. Television and Telephone point. Radiator.

Kitchen 10' 1" min x 9' 4" min (3.07m x 2.84m)

Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface. Integrated appliances including four ring electric hob, double oven and extractor hood. One and a half bowl sink and drainer. Space for a free standing fridge freezer. Space and plumbing for a washing machine. Radiator.



Dining Room 12' 8" x 8' 11" (3.86m x 2.72m)

Double glazed window to the rear aspect. Door into the garage. Radiator.

Shower Room 6' 4" x 5' 6" (1.93m x 1.68m)

Obscure double glazed window to the rear aspect. Shower cubicle. Low level w.c. Vanity wash hand basin. Radiator.

Landing

L shaped landing with doors leading off. Obscure double glazed window to the side aspect. Airing cupboard housing the combination boiler. Storage cupboard with shelving.

Bedroom One 12' 8" max x 10' 10" (3.86m x 3.30m)

Double glazed window to the front aspect. Space for a free standing wardrobe or for fitted wardrobes to be built. Television point. Radiator.



Bedroom Two 10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to the front aspect. Fitted cupboard for storage. Steps leading to the loft conversion. Radiator.

Loft Conversion 20' 6" x 9' 10" (6.24m x 2.99m)

Double glazed Velux windows. Built in storage cupboards. Telephone point. Radiator.

Bathroom 9' 2" x 5' 8" (2.79m x 1.73m)

Obscure double glazed dual aspect windows. White suit comprises paneled bath with electric Gainsborough shower, pedestal wash hand basin and low level w.c. Towel rail. Tiled walls.

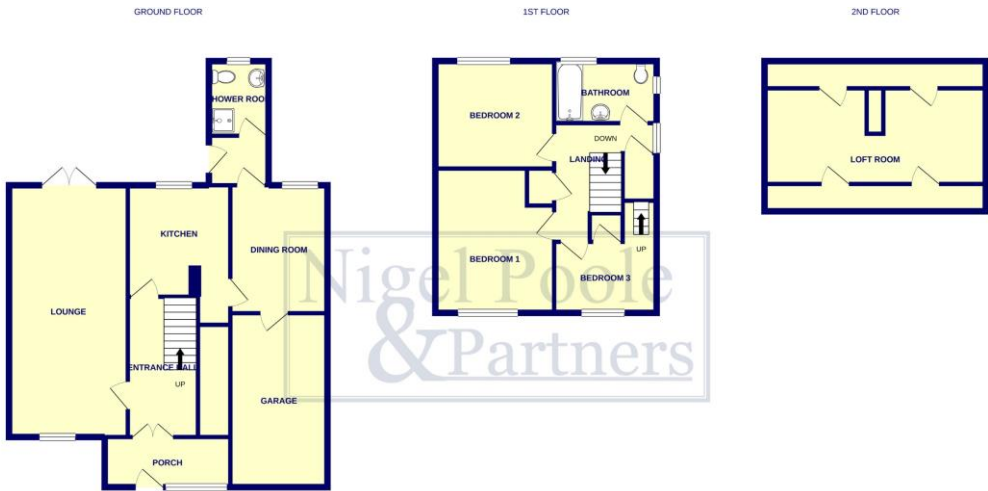


Garden

Secluded rear garden enclosed by brick walls and fencing. Laid to lawn with trees. Patio area.

Garage 15' 10" x 9' 7" (4.82m x 2.92m)

Light and power. Telephone point. Door to the front aspect.

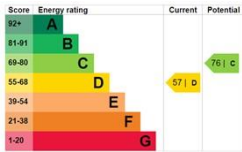


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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