



# CROFTS ESTATE AGENTS

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



**Coltsfoot Drive**

**Waltham  
DN37 0XL**

**Guide Price £150,000**

Realistically priced for an early sale we are pleased to be able to bring to the market this four bedroom detached family home set within this small cul de sac within the popular village of Waltham. Offered for sale with no forward chain on the vendors side, this pleasant home offers great potential for the family market, with the accommodation briefly comprising entrance hallway, lounge, kitchen, utility space, dining room, conservatory, w.c, landing, bathroom and four bedrooms. Integrated garage, block paved driveway and rear garden enjoying a reasonable degree of privacy and a sunny aspect. The property offers gas central heating, double glazing and the added bonus of solar panels.

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### Entrance Hallway

uPVC double glazed entrance door to the front elevation. Coving to the ceiling. Central heating radiator. Return staircase to the first floor.

### Cloakroom

Double glazed window to the side elevation. Fitted with a wall mounted wash hand basin and a close coupled w.c. Splashback tiling. Central heating radiator.

### Lounge

13' 10" x 11' 11" (4.208m x 3.633m)

uPVC double glazed window to the front elevation Central heating radiator. Electric fire with surround.

### Dining Room

11' 11" x 8' 11" (3.638m x 2.711m)

Tilt and turn patio doors to the rear elevation leading into the conservatory. Central heating radiator.

### Conservatory

8' 7" x 9' 5" (2.612m x 2.879m) max

uPVC double glazed conservatory with doors out to the garden.

### Kitchen

8' 10" x 12' 2" (2.695m x 3.708m)

Fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring hob with extractor over. Space for a larger fridge freezer. uPVC double glazed window and door to the rear elevation.

### Utility Area

4' 7" x 10' 4" (1.408m x 3.144m)

uPVC double glazed utility area with plumbing and space for a washing machine and tumble dryer.

### First Floor Landing

Neutrally decorated and having loft access with pull down ladder.

### Bathroom

6' 7" x 7' 11" (2.002m x 2.402m)

Fitted with a P-shaped bath with shower screen and shower over and a wc and wash basin set into a fitted unit. uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom One

11' 9" plus bay x 12' 4" (3.578m x 3.763m)

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

**Bedroom Two**

13' 0" x 11' 11" (3.963m x 3.643m)

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

**Bedroom Three**

9' 9" x 8' 5" min (2.977m x 2.566m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Bedroom Four**

9' 0" x 7' 6" (2.742m x 2.279m)

Currently used as a home office but making a reasonable sized single bedroom. Double glazed window to the rear elevation. Central heating radiator.

**Outside**

The property benefits from established gardens to the front and rear elevations, with the rear enjoying a reasonable degree of privacy and a sunny aspect.

**Garage**

17' 7" x 8' 11" (5.360m x 2.719m)

Integrated garage with up and over door and having internal light and power. The garage is also where the controls for the solar panels are located.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band C: 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 01472 200666 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.

**Mortgage and Financial Advice**

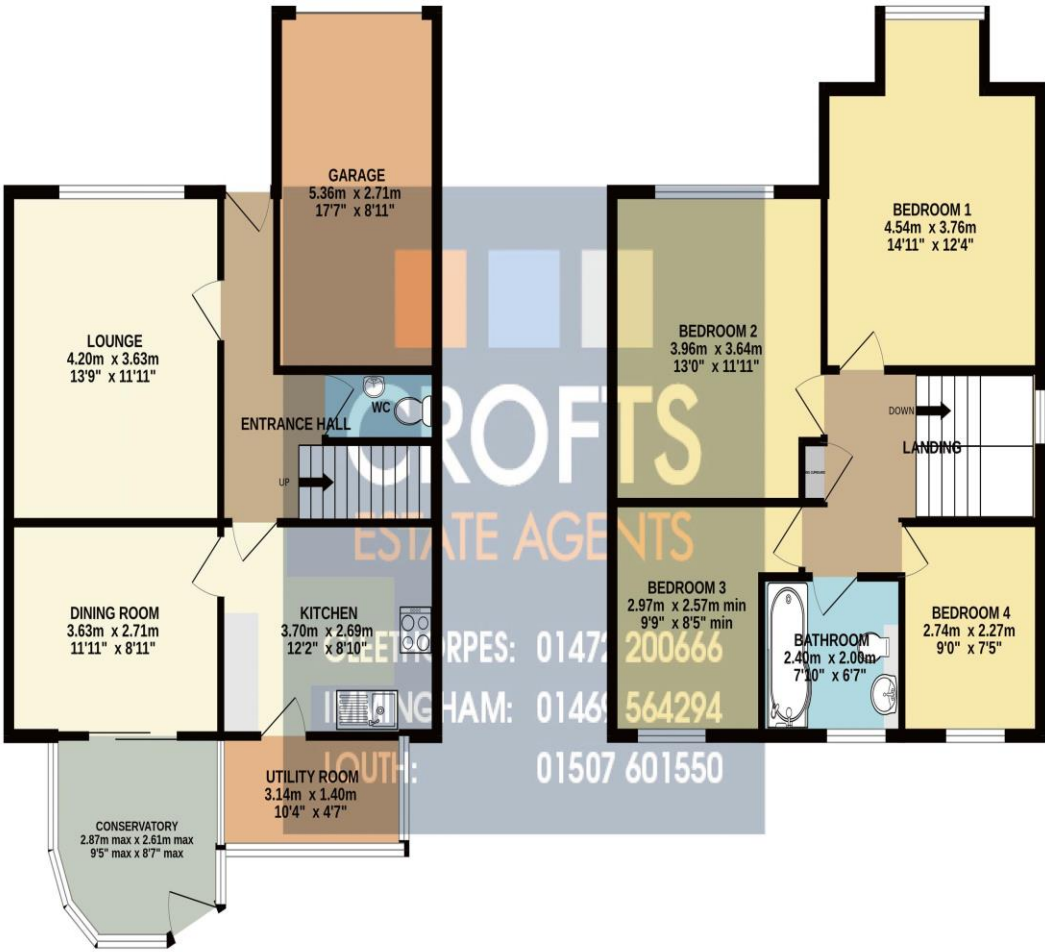
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT*



GROUND FLOOR  
68.4 sq.m. (736 sq.ft.) approx.

1ST FLOOR  
57.2 sq.m. (616 sq.ft.) approx.



TOTAL FLOOR AREA: 125.7 sq.m. (1352 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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