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



31b Humberston Avenue

Humberston
DN36 4SW

£635,000

Crofts estate agents are delighted to offer for sale this substantial detached family residence which is located upon one of the areas most prestigious addresses. Humberston Avenue. Offering versatile accommodation throughout, this property is sure to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and excellent schools for children of all ages. Internal viewing will reveal the grand entrance hall, lounge, sitting room, dining room, conservatory, study, kitchen, cloakroom and the utility room all to the ground floor. To the first floor there are four double bedrooms, the en-suite, family bathroom, shower room with sauna and an extremely spacious first floor landing. Externally there are spacious gardens with a large driveway providing an abundance of off road parking, a summer house and shed and access to the double garage which has a cloakroom and also a room above. The property also

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Entrance Hall

Entering into the property reveals a grand entrance area with coving to the ceiling, a radiator and a carpeted floor. There is also a storage cupboard.

Cloakroom

7' 8" x 7' 6" (2.34m x 2.29m)

The cloakroom has an opaque window to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a WC and a basin.

Lounge

17' 10" x 13' 9" (5.44m x 4.20m)

The lounge has two windows to the rear and one to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also superb gas feature fire place.

Sitting Room

11' 11" x 14' 10" (3.62m x 4.51m)

The sitting room has two windows to the front and one to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a superb gas feature fire place.

Study

9' 9" x 8' 7" (2.96m x 2.62m)

The study has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

11' 2" x 13' 11" (3.41m x 4.25m)

The dining room has sliding patio doors to the conservatory and French doors to the kitchen, coving to the ceiling, a radiator and a carpeted floor.

Conservatory

11' 1" x 23' 5" (3.37m x 7.13m)

The conservatory has tri aspect windows, French doors to the garden, a ceiling fan, radiator and a tiled floor.

Kitchen/Breakfast Room

29' 4" x 9' 10" (8.94m x 3.00m)

This great sized room has windows to the front and side elevations, two radiators and both laminate and a tiled floor. There is a range of fitted units to base and eye level with a sink and drainer, range oven and plumbing for a dish washer. There is a also a good space for a breakfast table and chairs.

Utility room

7' 1" x 9' 1" (2.15m x 2.77m)

The utility room has dual aspect windows to the front and side, a door to the rear elevation, a radiator and vinyl flooring. There is also a sink and drainer, fitted unit and plumbing for a washing machine.

First Floor Landing

The first floor landing has dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and a carpeted floor. There are also two storage cupboards.

Master bedroom

16' 4" x 14' 10" (4.97m x 4.52m)

The master bedroom has a bay window to the front elevation, window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted bedroom furniture.

En-suite

11' 4" x 8' 5" (3.46m x 2.57m)

The en-suite has two opaque windows to the side elevation, coving to the ceiling, a radiator and a tiled floor. There is also a WC, basin, bath a large shower cubicle with a mains operated shower.

Bedroom Two

11' 11" x 13' 10" (3.64m x 4.21m)

Bedroom two has a bay window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. A window seat and fitted wardrobes.

Bedroom Three

11' 2" x 13' 0" (3.40m x 3.97m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Four

11' 2" x 10' 10" (3.40m x 3.29m)

Bedroom four has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Family Bathroom

7' 3" x 8' 11" (2.20m x 2.72m)

With dual aspect opaque windows, coving to the ceiling, a radiator and a tiled floor. There is also a WC, basin with built in storage and a bath.

Sauna/Shower Room

7' 7" x 8' 6" (2.31m x 2.59m)

With an opaque window to the side elevation, access to the loft, a radiator and vinyl flooring. There is also a shower cubicle with a mains shower and a sauna.

Double Garage

With two up and over doors, electrics, a cloakroom and access to a room above ideal for anything from a place to work from home to a man cave.

Outside

Gates open to reveal a long driveway providing ample off road parking with space to turn. The front garden is a great size with gates to the rear garden and access to the garage. There is a lawn, stocked flower beds and established shrubs and trees. The rear garden has a well kept lawn, stocked flower beds and established shrubs and trees. There is also a summer house, shed and a large patio area which is ideal for alfresco dining.

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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band G: 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.

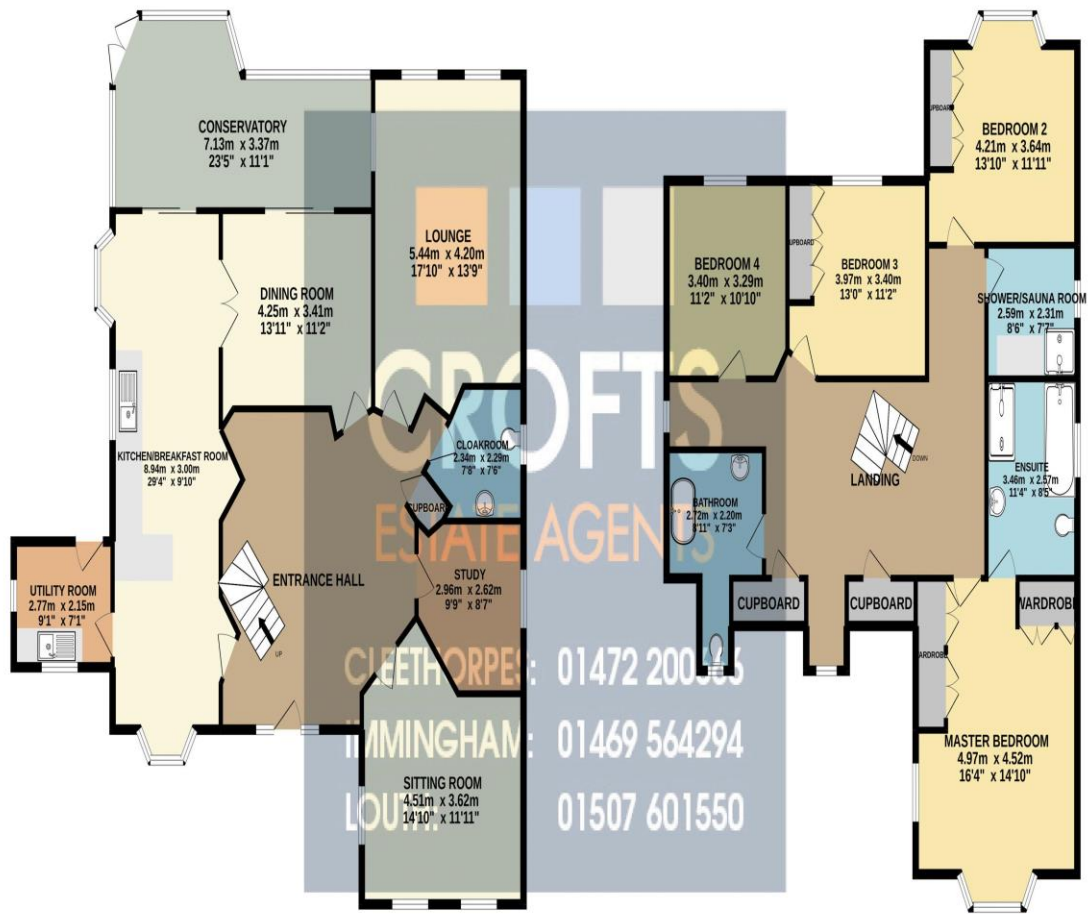
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate



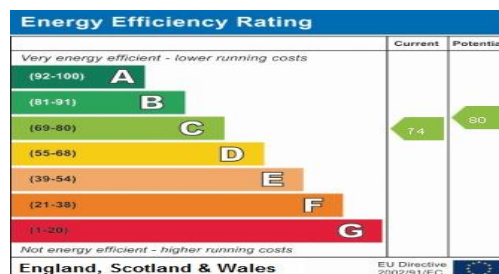
GROUND FLOOR
153.1 sq.m. (1648 sq.ft.) approx.

1ST FLOOR
119.8 sq.m. (1289 sq.ft.) approx.



TOTAL FLOOR AREA: 272.9 sq.m. (2937 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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