



# CROFTS ESTATE AGENTS

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DN36 4WE

Offers in the Region Of £219,950

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### Property Introduction

Offered for sale with no forward chain on the vendors side, this three / potential four bedroom detached family home is well worth viewing. Its fair to say the property would benefit from some redecoration and updating in places but offers great potential with what was once the garage now converted into further living or bedroom space. The property enjoys gas central heating and uPVC double glazing and briefly comprises entrance porch, lounge, inner hallway, reception room / 4th bedroom, cloakroom, dining kitchen, landing, family bathroom and four bedrooms with ensuite to main. Front and rear gardens.

### Entrance Porch

uPVC double glazed entry door to the front elevation. Radiator. uPVC double glazed window to the side. Inner door to the lounge.

### Lounge

17' 3" x 10' 9" (5.251m x 3.280m) max  
uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

### Inner Hallway

Staircase to the first floor. Doors to the second reception room, w.c and to the dining kitchen.

### Sitting room or Fourth bedroom

15' 5" x 7' 5" (4.690m x 2.271m)  
Previously the garage, this has been converted into a useful room which could be a second sitting room or a fourth bedroom. uPVC double glazed window to the front. Central heating radiator. Cupboard housing the gas boiler.

### Cloakroom

6' 0" x 3' 11" (1.832m x 1.183m)  
This was previously the rear back door and cloakroom, but the wall was removed between the two, with the intention of removing the back door and sealing it up to be able to add a shower to the ground floor. It would be simple however just to add a partition wall to separate the two again. Currently housing a wash hand basin and w.c. uPVC double glazed window and entry door to the side. Central heating radiator.

### Dining Kitchen

7' 11" x 18' 11" (2.411m x 5.758m)  
Running across the width of the property to the rear the dining kitchen is firstly fitted with a range of wall and base units with contrasting work surfacing with under sink. Integrated four ring gas hob with chimney extractor over and oven below. Plumbing for a washing machine and dishwasher. uPVC double glazed window and patio doors to the rear elevation. Central heating radiator.

### First Floor Landing

uPVC double glazed window to the side elevation. Loft access. Storage cupboard with hot water cylinder. Central heating radiator.

### Bedroom One

11' 5" x 11' 5" (3.475m x 3.480m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling. Laminate flooring. Fitted wardrobes.

### Ensuite

5' 10" x 4' 5" (1.783m x 1.349m)

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c, wall mounted wash basin and shower cubicle. Tiling to the walls. Central heating radiator. Fitted extractor.

### Bedroom Two

10' 11" x 10' 9" (3.331m x 3.287m) max

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

### Bedroom Three

9' 10" x 8' 0" (2.986m x 2.426m)

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

### Bathroom

8' 2" x 5' 1" (2.487m x 1.551m)

uPVC double glazed window to the rear aspect. Fitted close coupled w.c, wash hand basin and panelled bath. Splashback tiling. Central heating radiator.

### Outside

Open plan frontage with double width block paved driveway. The rear garden has lawn and patio areas.

### 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 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 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.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

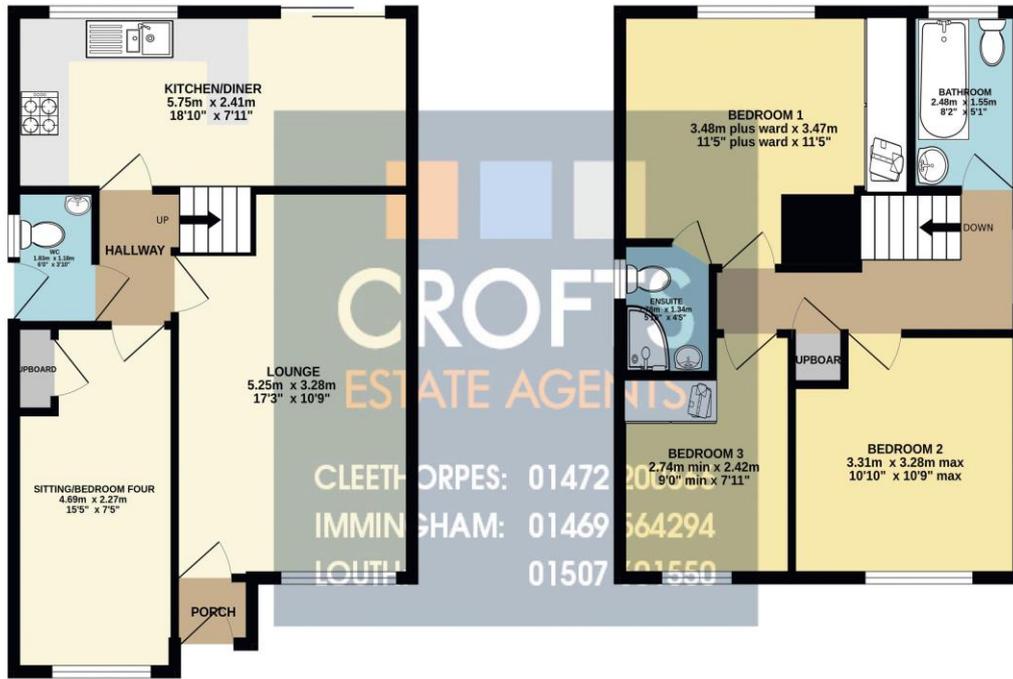
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
48.0 sq.m. (516 sq.ft.) approx.

1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA: 91.1 sq.m. (980 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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