



Rectory Close

Croston, 95H



PRICE OFFERS IN EXCESS OF £295,000



Fabulous three bedroom semi detached property with loft room, detached garage and off road parking for at least two vehicles, within walking distance of excellent schools, village amenities and countryside walks. Available with no upward chain. The driveway leads past the front garden which is mainly laid to lawn with mature planting to the garage and main entrance. Step into the welcoming spacious hallway with under stairs storage which is plumbed for a washing machine, and from there to the lovely lounge with gas fire in stone hearth and bay window. To the rear the kitchen comprises a range of wall and base units with granite work surfaces, etched drainer, electric oven and grill, gas hob with extractor over, dishwasher, microwave and space and power for other appliances. Leading off is another reception room with space for both dining and casual furniture. Step out into the enclosed south west facing rear garden with sun terrace, lawn and mature planting making it a delightful private haven in which to relax. Back inside, carpeted stairs lead to the first floor landing with bedroom one to the front with built in storage and bedroom two the second double to the rear. The bathroom comprises a very sociable double ended bath with wash hand basin, wc, ladder heated towel rail and mixer shower in cubicle. Bedroom three has an additional staircase leading up to the loft room; a great space currently used as a bedroom and having plenty of natural light from Velux windows and en suite with bath and wash hand basin. Double glazed with central heating powered by a Worcester combi boiler this property is ready to move into. Do give us a call to arrange a viewing and make it yours. Council tax C, EPC D, Freehold.



- Fabulous semi detached property
- Garage and off road parking
- Spacious lounge

- Private rear garden
- Media tour
- No upward chain

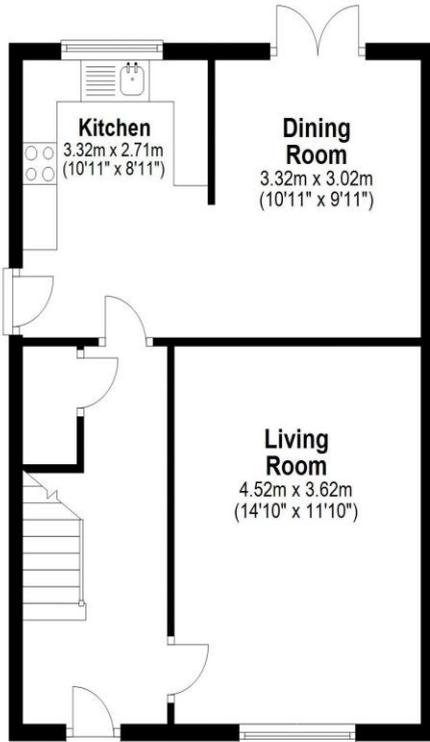
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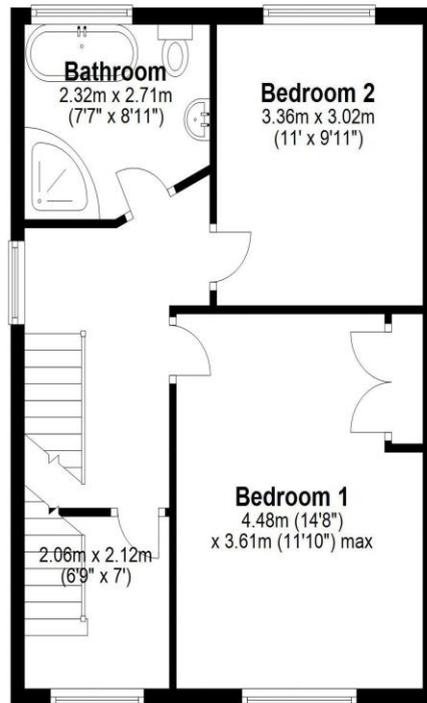
Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



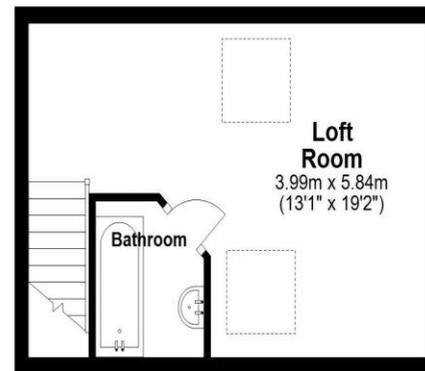
First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Second Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 116.0 sq. metres (1248.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Rectory Close			



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