



2 St. James Close, Crowle

£350,000 Freehold

AN OUTSTANDING MODERN DETACHED FAMILY HOME • NO UPWARD CHAIN • LAREGLY EXTENDED TO THE REAR • EXTENSIVELY UPDATED THROUGHOUT • EXTREMELY PRIVATE LOCATION • FRONT & SIDE DRIVEWAY ALLOWING ROOM FOR A CARAVAN/MOTORHOME • 3 RECEPTION ROOMS • 4 BEDROOMS • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Extended, refurbished 4-bed detached home in a peaceful area. Open plan kitchen, garden room, office, ensuite, secure caravan/motorhome parking, landscaped south-facing garden, and large driveway. Council Tax band: C

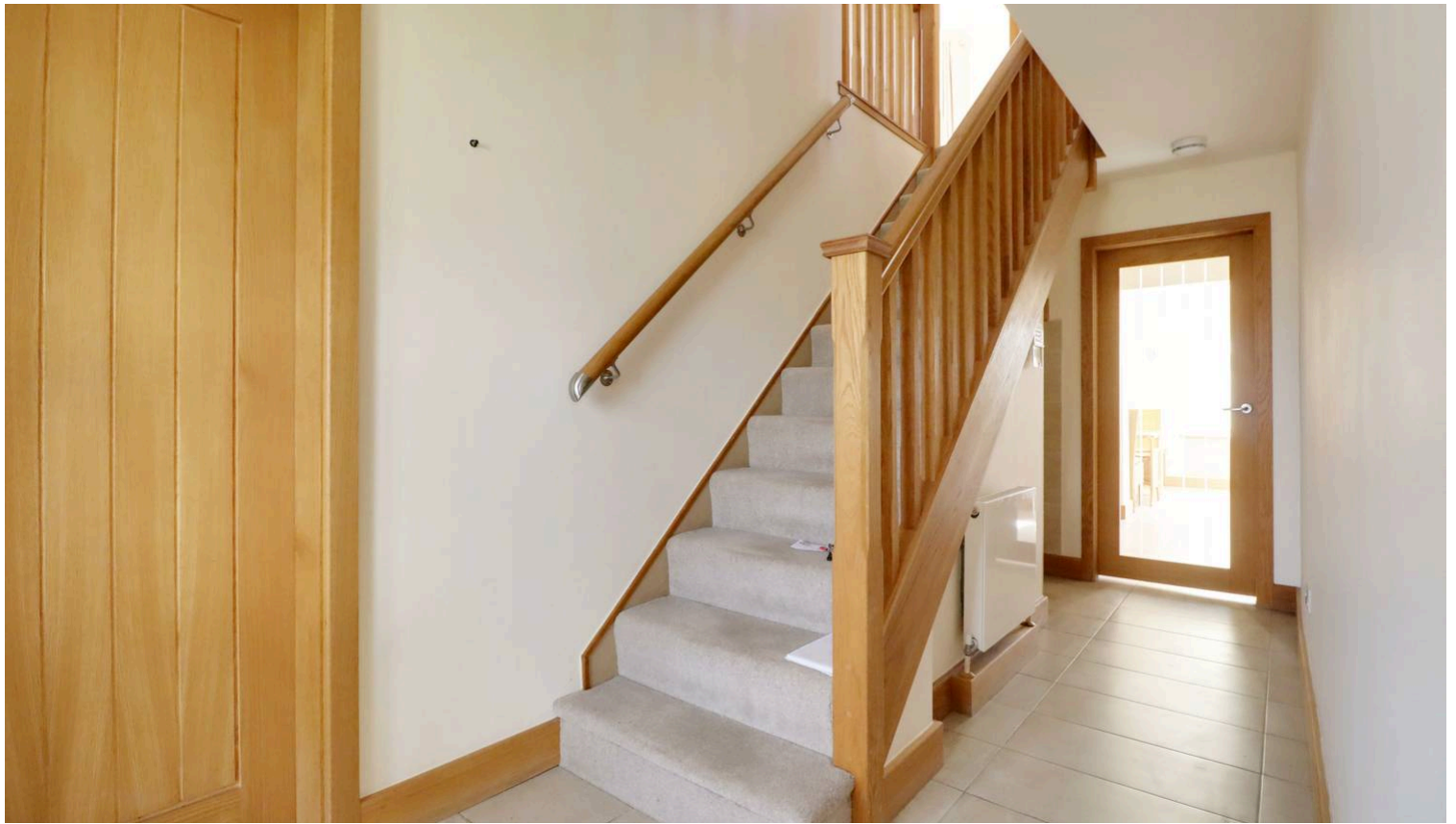
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- AN OUTSTANDING MODERN DETACHED FAMILY HOME
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- LAREGLY EXTENDED TO THE REAR
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- 3 RECEPTION ROOMS
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Entrance Hall

5' 8" x 17' 0" (1.73m x 5.19m)

Front uPVC double glazed entrance door with patterned leaded glazing, matching side light, attractive tiled flooring, straight flight staircase leads to the first floor accommodation with open spell oak balustrading with matching newel posts and separate matching handrail, under the stairs storage cupboard and doors to;

Cloakroom

Side uPVC double glazed window with patterned glazing provides an attractive suite in white comprising a close couple low flush WC, matching vanity wash hand basin, tiled flooring, chrome towel rail, tiled walls with chrome edging and PVC clad to ceiling.

Study

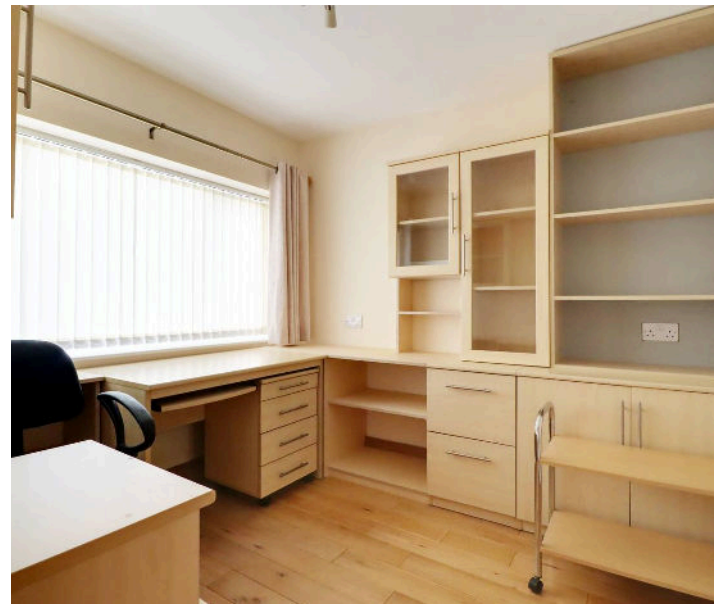
8' 2" x 8' 8" (2.50m x 2.65m)

With front uPVC double glazed window, oak flooring and enjoying an extensive range of office furniture.

Fine Front Lounge

10' 5" x 16' 2" (3.18m x 4.92m)

With projecting front uPVC double glazed bay window, handsome modern electric fire with oak surround, wall to ceiling coving and internal French glazed doors leads to;





Luxurious Newly Fitted Dining Kitchen

25' 5" x 11' 1" (7.75m x 3.38m)

Enjoying a rear uPVC double glazed window, continuation of tiled flooring from the entrance hallway and broad opening through to a rear sun room. The kitchen enjoys an extensive range of wooden style furniture with brushed aluminium style pull handles having an integral fridge freezer and dishwasher with a complementary patterned solid top with tiled splash backs incorporating a one and a half bowl stainless steel sink unit block mixer tap and hot and cold filtered drinking water, built-in four ring induction hob with overhead canopied extractor, eye level double oven and microwave and two modern style radiators.

Rear Garden Room

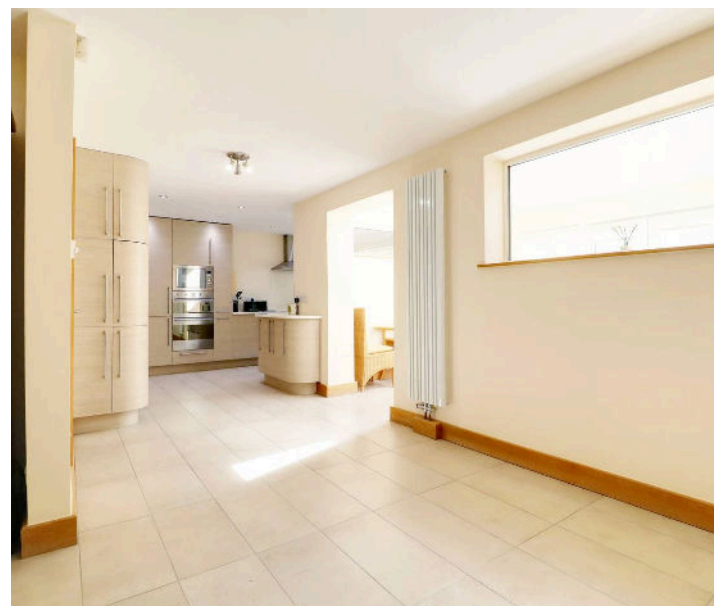
15' 7" x 9' 5" (4.74m x 2.88m)

Rear uPVC double glazed French doors with adjoining side lights, continuation of tiled flooring and modern inset ceiling spotlights.

Utility Room

8' 4" x 7' 5" (2.53m x 2.27m)

Enjoying an extensive range of shaker style furniture with brushed aluminium style pull handles with a wooden style worktop with tiled splash backs incorporating a single ceramic sink unit with block mixer tap, tiled flooring, PVC clad to ceiling and inset ceiling spotlights and door leads through to the garage.





First Floor Central Landing

9' 2" x 7' 2" (2.80m x 2.19m)

Has continuation of open spell balustrading, loft access with drop down ladder, two built-in storage cupboards and doors to;

Master Bedroom 1

15' 3" x 12' 8" (4.65m x 3.85m)

Front uPVC double glazed window, an extensive range of fitted bedroom furniture and doors to;

En-Suite Shower Room

8' 5" x 5' 7" (2.56m x 1.70m)

Side uPVC double glazed window with patterned glazing, modern suite comprising a close couple low flush WC, adjoining vanity units with matching top incorporating a wash hand basin with backing and down lighting, walk-in shower with mains shower and glazed screen, tiled flooring, fully tiled walls, chrome towel rail, PVC clad to ceiling and inset ceiling spotlights.

Rear Double Bedroom 2

12' 4" x 9' 1" (3.75m x 2.77m)

Rear uPVC double glazed window, laminate flooring and fitted wardrobes to one wall.

Front Bedroom 3

9' 10" x 9' 1" (3.00m x 2.78m)

Front uPVC double glazed window, laminate flooring and fitted wardrobes with drawer units





Rear Bedroom 4

12' 11" x 6' 1" (3.94m x 1.85m)

Two rear uPVC double glazed windows and fitted bedroom furniture.

Modern Family Bathroom

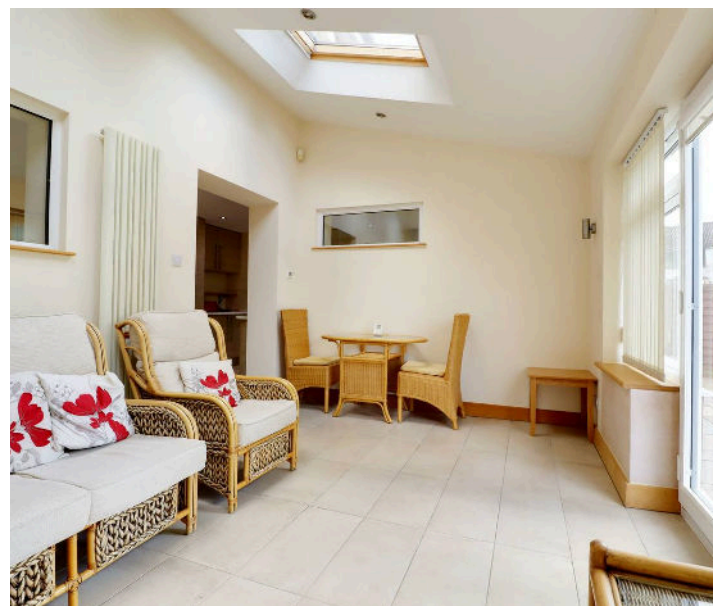
5' 2" x 9' 5" (1.58m x 2.88m)

Side uPVC double glazed window with patterned glazing, modern suite in white comprises a close couple low flush WC, vanity wash hand basin, panelled bath, walk-in shower cubicle with mains shower and glazed screen, tiled flooring, fully tiled walls, fitted chrome towel rail, PVC clad to ceiling with inset ceiling spotlights.

Single Garage

8' 9" x 17' 7" (2.66m x 5.35m)

With front up and over entrance door, rear personal door leads through to the back garden, internal power and lighting, loft access and houses a wall mounted gas central heating boiler.





Grounds

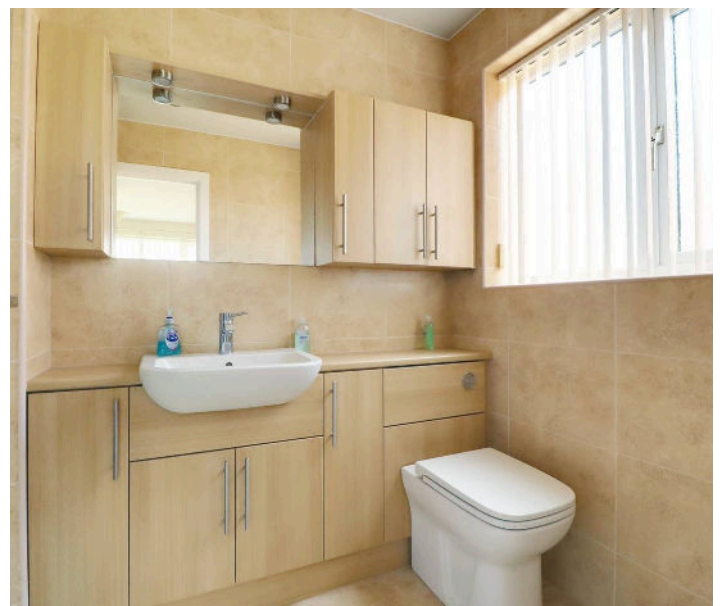
The property sits in an extremely private position being shared with four further homes having a manageable lawned front garden and an adjoining tarmac and block paved driveway that allows ample room for a number of vehicles with side gated access continuing down the side where there is ample room for a caravan or motor home if required. The rear garden enjoys an excellent south facing aspect with excellent privacy having a central shaped astro turfed garden for ease of maintenance with sleeper raised borders, feature water fountain being remote operated with external power, surrounding slate flagged patio areas provides a number of excellent seating areas.

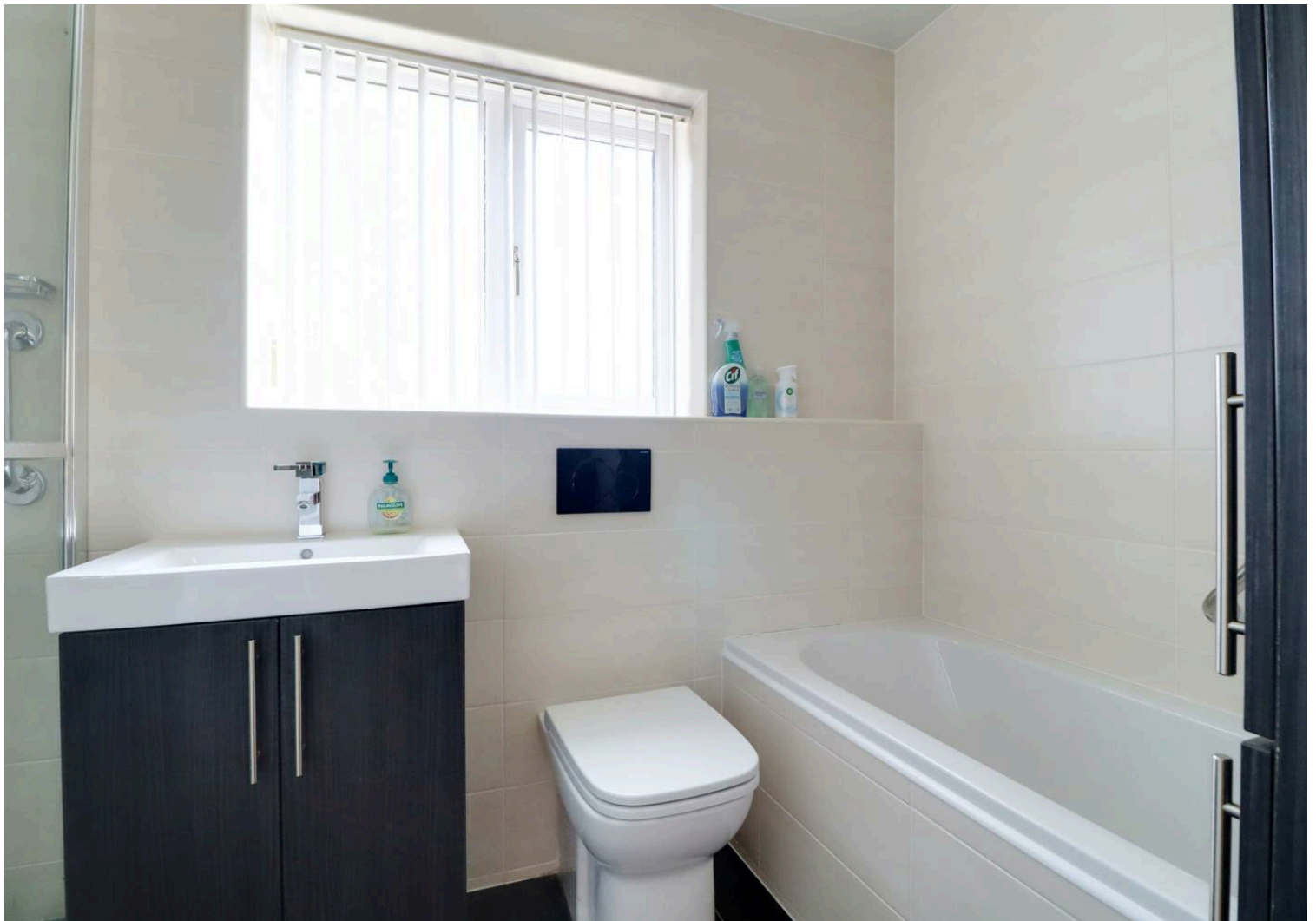
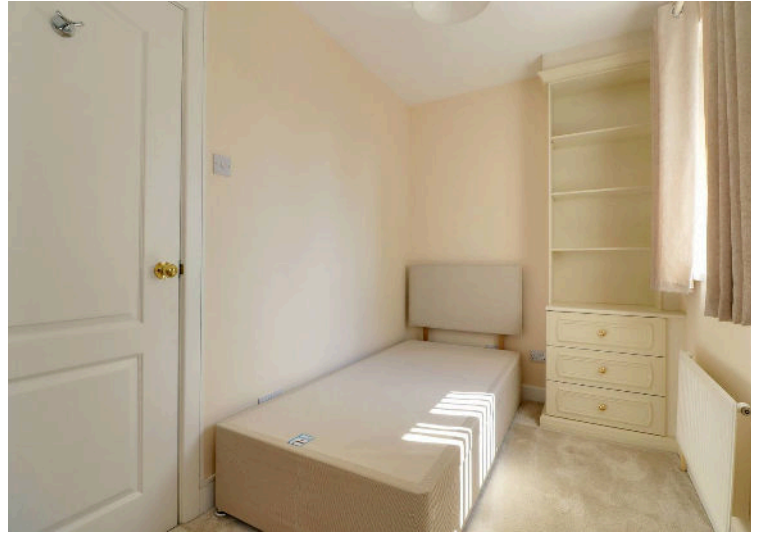
Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

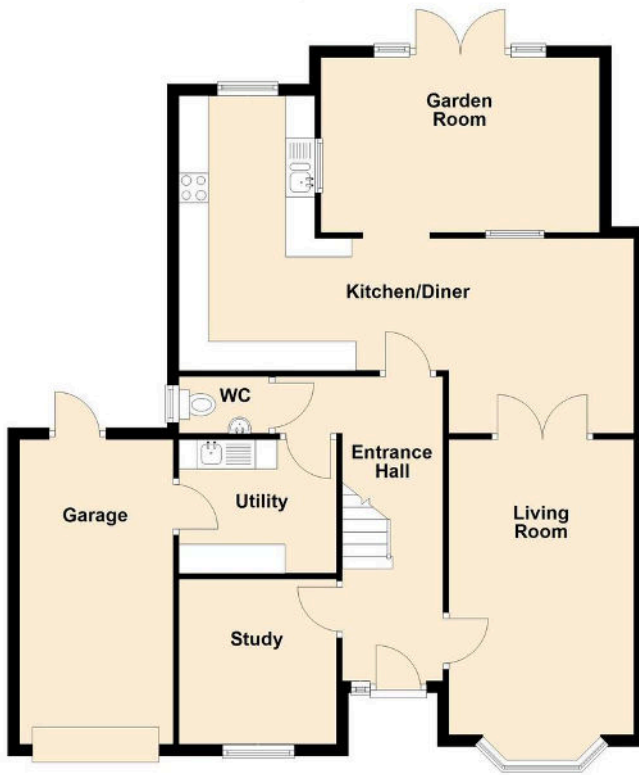
Modern gas fired central heating system to radiators via a Valiant condensing combination boiler located within the garage.



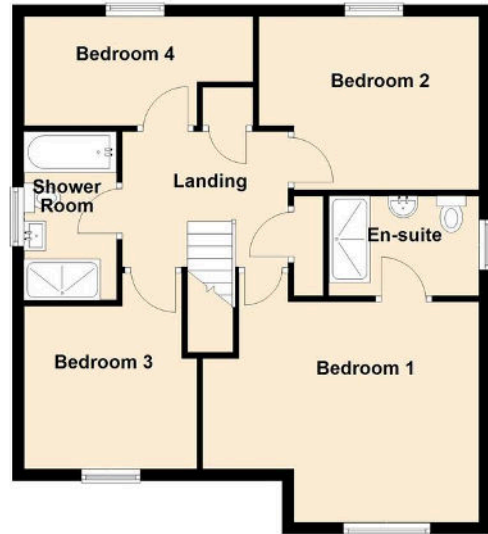




Ground Floor
Approx. 99.0 sq. metres (1065.3 sq. feet)



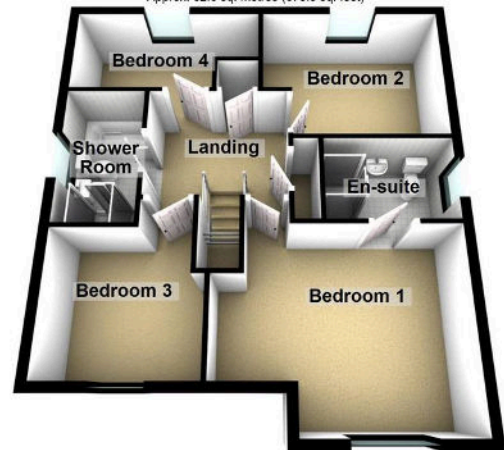
First Floor
Approx. 62.6 sq. metres (673.3 sq. feet)



Ground Floor
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Total area: approx. 161.5 sq. metres (1738.6 sq. feet)

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