



## 4 Orchard Grange, Crowle

£179,950 Freehold

A STUNNING MODERN MID TOWN HOUSE · SUPERBLY PRESENTED ACCOMMODATION ARRANGED OVER 3 FLOORS · MANY RECENT UPDATES & IMPROVEMENTS · PARKING TO THE FRONT & REAR · 3 GENEROUS BEDROOMS WITH A MASTER EN-SUITE · LUXURIOUS FAMILY SHOWER ROOM · VERSATILE ACCOMMODATION TO SUIT A RANGE OF BUYERS · HIGHLY DESIRABLE DEVELOPMENT · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Modern 3-bed townhouse with recent updates, arranged over 3 floors. Stylish kitchen, spacious lounge, landscaped garden, parking front and rear, en-suite master, and updated heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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### **Entrance Hallway**

6' 5" x 11' 10" (1.95m x 3.60m)

Front composite double glazed entrance door with inset patterned leaded glazing, tiled flooring, staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, wall mounted thermostatic control for the central heating and inset modern ceiling spotlights.

### **Pantry/Cloakroom**

2' 10" x 6' 3" (0.86m x 1.90m)

Front uPVC double glazed window with inset patterned leaded glazing, fitted shelving, tiled flooring and part tiling to walls.

### **Modern Fitted Kitchen**

6' 3" x 11' 10" (1.90m x 3.60m)

Front uPVC double glazed and leaded windows. The kitchen enjoys an extensive range of modern gloss finished furniture with brushed aluminium style pull handles with a complementary patterned worktop with tiled splash backs that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, space and plumbing for appliances, tiled flooring, inset modern ceiling spotlights, concealed wall mounted gas fired central heating boiler and a pleasant open access through to;





### **Living Room**

13' 0" x 14' 7" (3.95m x 4.45m)

With rear uPVC double glazed French doors with adjoining side lights leading out to the garden, tiled flooring, modern fitted electric fireplace, tiled flooring and wall to ceiling coving.

### **First Floor Central Landing**

6' 5" x 9' 5" (1.96m x 2.86m)

Return staircase leading to the second floor with continuation of open spell balustrading, large built-in airing cupboard with cylinder tank and shelving and doors to;

### **Rear Double Bedroom 2 (Currently a Living Room)**

13' 0" x 11' 0" (3.95m x 3.36m)

With twin rear uPVC double glazed and leaded windows and TV point.

### **Front Bedroom 3**

13' 0" x 7' 8" (3.95m x 2.33m)

Twin front uPVC double glazed and leaded windows and an extensive range of fitted bedroom furniture with bespoke cabin bed.





### **Stylish Refitted Shower Room**

6' 3" x 6' 7" (1.90m x 2.00m)

Enjoying a quality suite providing a close couple low flush WC with adjoining matching vanity wash hand basin, walk-in shower with remote operated mains shower with recessed displays, tiled flooring, fully tiled walls, fitted towel rail, PVC clad to ceiling and ceiling spotlights.

### **Second Floor Landing**

Provides access to;

### **Master Bedroom 1**

9' 5" x 21' 2" (2.86m x 6.45m)

Enjoys a dual aspect with front uPVC double glazed window and rear double glazed roof light, extensive range of fitted furniture and doors through to;

### **En-Suite Shower Room**

5' 10" x 7' 1" (1.78m x 2.17m)

Rear double glazed roof light with patterned glazing, eaves storage, modern suite in white comprises a low flush WC, pedestal wash hand basin, walk-in shower cubicle with mains shower and glazed screen, tiled flooring and two fully tiled walls.





### **Grounds**

To the front the property has an attractive resin laid front driveway with block edging leading to the sheltered front entrance. The rear garden has been landscaped for ease of maintenance comprising a large flagged seating area with adjoining pea pebble laid garden with planted borders and stepping stones to the rear gated access which leads to parking.

### **Double Glazing**

Full uPVC double glazed windows with the exception of two rear roof lights and a composite front entrance door.

### **Central Heating**

Modern gas fired central heating system to radiators.



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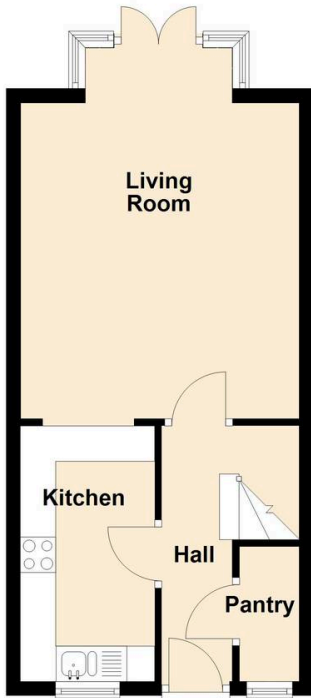
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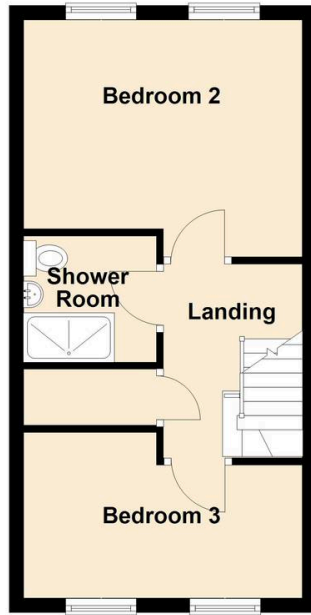




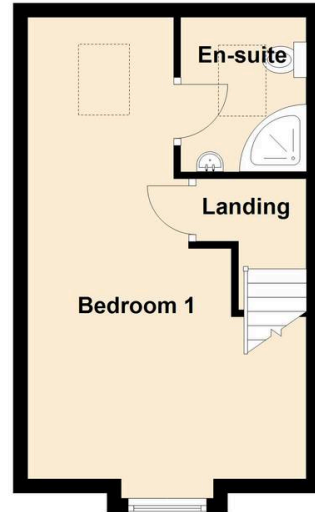
**Ground Floor**  
Approx. 33.9 sq. metres (364.6 sq. feet)



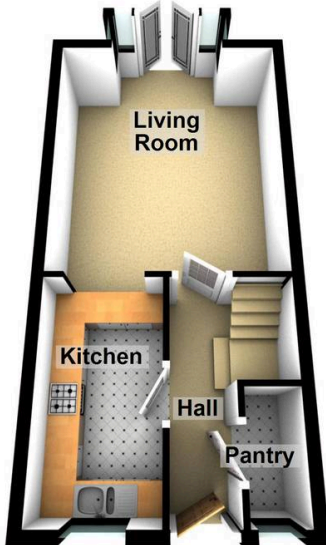
**First Floor**  
Approx. 32.3 sq. metres (347.2 sq. feet)



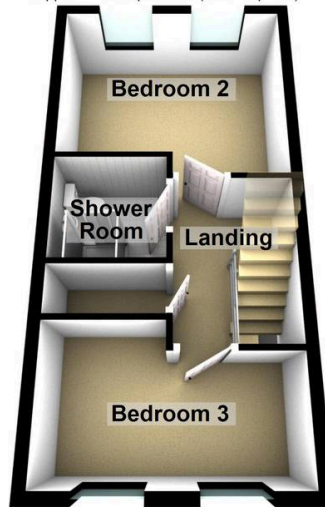
**Second Floor**  
Approx. 26.1 sq. metres (280.9 sq. feet)



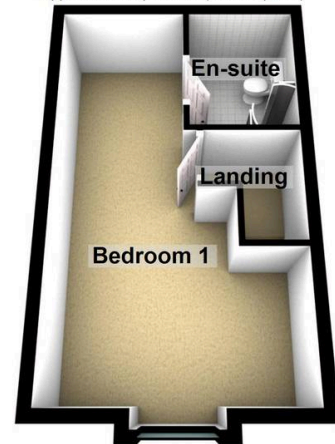
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Approx. 26.1 sq. metres (280.9 sq. feet)



Total area: approx. 92.2 sq. metres (992.7 sq. feet)

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