



72 Eastoft Road, Crowle

£460,000 Freehold

A FINE EXECUTIVE DETACHED FAMILY HOME • OPEN COUNTRYSIDE VIEWS TO THE FRONT & REAR • QUALITY
NEWLY FITTED KITCHEN • 4 RECEPTION ROOMS • 4 BEDROOMS • 3 BATHROOMS • LARGE ATTACHED
DOUBLE GARAGE (4.9m x 5.8m) • PRIVATE LANDSCAPED GARDENS • HIGHLY DESIRABLE, EDGE OF TOWN
LOCATION • NOT TO BE MISSED



Stunning four-bed detached home with countryside views, double garage, extensive parking, landscaped gardens, modern kitchen, study, conservatory, and solar panels. Viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

Double Glazing

Full uPVC double glazed windows.

Central Heating

Modern gas fired central heating system to radiators.

Solar Panels

The property has the benefit of a solar panel system.

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Central Reception Hallway

11' 2" x 12' 4" (3.40m x 3.76m)

Front hardwood panelled and glazed entrance with adjoining side lights, tiled flooring, staircase leading to the first floor accommodation with open spell balustrading and matching newel post, decorative wall to ceiling coving, wall mounted thermostat for the central heating and doors to;

Study

8' 2" x 9' 6" (2.50m x 2.90m)

Side uPVC double glazed and leaded window, bespoke fitted furniture creating a desk and display shelving, laminate flooring and wall to ceiling coving.



Fine Main Lounge

23' 0" x 12' 9" (7.02m x 3.88m)

Front projecting uPVC double glazed and leaded bay window, internal uPVC sliding doors leads through to a pleasant rear conservatory, handsome Inglenook bricked fireplace with live flame coal effect gas fire with stone hearth, large wooden beam mantel, TV point and wall to ceiling coving.





Rear Conservatory

11' 2" x 10' 6" (3.40m x 3.20m)

With dwarf bricked walling, surrounding uPVC double glazed windows with fitted blinds and leaded top lights, side sliding doors leading to the garden, laminate flooring and wall mounted air conditioning unit.

Formal Dining Room

11' 5" x 12' 3" (3.48m x 3.74m)

Rear uPVC double glazed and leaded French doors with fitted blinds leads out to the garden, attractive tiled flooring, wall to ceiling coving, an internal French glazed doors leading to the living room and one back to the reception hallway and broad opening leads through to;

Stylish Newly Fitted Kitchen

14' 9" x 11' 10" (4.49m x 3.60m)

With rear uPVC double glazed window. The kitchen enjoys an excellent range of quality fitted furniture with a complementary quartz worktop that incorporates a Blanco sink unit with block mixer hot water tap with disposal unit, central breakfasting island, built-in five ring Neff hob with eye level oven and warming drawer, space for an American style fridge freezer, modern radiator and two built-in dishwashers.





Side Entrance

Rear hardwood stable style entrance door, tiled flooring, half tiling to walls, wall to ceiling coving and leads through to;

Ground Floor Shower Room

6' 11" x 5' 7" (2.10m x 1.70m)

Enjoys a three piece suite comprising a close couple low flush WC, vanity wash hand basin in a patterned top, shower cubicle with mains shower and mermaid boarding to walls, glazed screen, tiled flooring, chrome towel rail, part panelling to walls and matching display shelving and wall to ceiling coving.

Utility Room

15' 0" x 5' 1" (4.56m x 1.54m)

Side uPVC double glazed and leaded windows, extensive range of fitted storage furniture with a complementary fitted worktop incorporating a double sink unit with drainer to the side and block mixer tap, triple chrome towel rail, tiled flooring part tiling to walls, wall to ceiling coving and personal door leads through to the garage.

First Floor Central Landing

6' 8" x 12' 6" (2.03m x 3.80m)

Continuation of open spell balustrading, wall to ceiling coving and doors to;





Master Bedroom 1

14' 9" x 12' 8" (4.50m x 3.87m)

Front uPVC double glazed and leaded window with excellent open views enjoys an extensive range of bedroom furniture finished in an Old English White, wall to ceiling coving, inset ceiling speakers, TV point and an archway leading through to;

Dressing Area

7' 0" x 6' 1" (2.13m x 1.86m)

Rear uPVC double glazed and leaded window enjoying excellent open views, enjoys a built-in vanity unit to match the bedroom furniture, wall to ceiling coving and doors through to;

Stylish En-Suite Shower Room

7' 10" x 6' 1" (2.40m x 1.85m)

Rear uPVC double glazed and leaded window with patterned glazing enjoys a quality suite in white comprising a close couple low flush WC, matching vanity wash hand basin, double shower cubicle with mains shower, mermaid boarding to walls and glazed screen, tiled effect flooring, part tiling to walls, wall to ceiling coving and inset ceiling spotlights.





Grounds

The property enjoys beautifully landscaped gardens towards the edge of the town enjoying open views and to the rear. The front enjoys a large pea pebbled driveway allowing parking for numerous vehicles and with the driveway continuing towards the front allowing room for a caravan or motor home if required, raised borders enjoys mature planting and with the front having a flagged pathway and sheltered front entrance. The rear garden is of an excellent yet manageable size on two tiers with the initial part having raised flagged seating area that adjoining the conservatory and dining room and patio doors with steps down to further matching seating area all with blue brick edging. The main garden enjoys a central shaped lawn with mature planted borders. low level fence enjoy the most of the open views and a white pebbled seating area.



Double Garage

16' 0" x 19' 0" (4.87m x 5.80m)

The property enjoys the benefit of an attached double garage with twin up and over electric doors, personal door leads through to the utility, front facing uPVC double glazed window, loft access, internal power and lighting and houses a wall mounted Valiant gas fired condensing central heating boiler and solar panel converter.





Rear Double Bedroom 2

11' 5" x 14' 0" (3.47m x 4.26m)

Rear uPVC double glazed and leaded window enjoying open countryside views, laminate flooring, quality range of fitted bedroom furniture and display shelving, wall to ceiling coving and loft access.

Front Double Bedroom 3

11' 2" x 11' 7" (3.40m x 3.53m)

Benefits from a dual aspect front and side uPVC double glazed and leaded window, built-in storage furniture and wall to ceiling coving.

Front Double Bedroom 4

7' 7" x 12' 5" (2.32m x 3.78m)

Front uPVC double glazed and leaded window and built-in double wardrobe.



Quality Family Bathroom

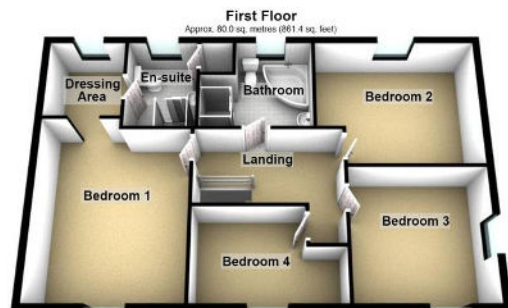
7' 10" x 6' 7" (2.40m x 2.00m)

Rear uPVC double glazed and leaded window with patterned glazing enjoys a suite in white comprising a close couple low flush WC, circular vanity was hand basin, large corner fitted panelled bath, built-in shower cubicle with mains shower, mermaid boarding to walls, fitted seats and glazed screen, wooden style flooring, fully tiled walls, large chrome towel rail, PVC clad to ceiling and extractor fan.









Total area: approx. 215.5 sq. metres (2319.1 sq. feet)

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