



26 CROWBOROUGH CLOSE LOSTOCK BL6 4LZ

£390,000

A four bedroom and two reception room home, which benefits from excellent ongoing maintenance and quality presentation.

There are a number of different house types within this cul-de-sac. This particular layout includes two living rooms and benefits from a substantial conservatory extension to the rear which by way of its design allows the main living room and kitchen to interconnect. It is worthy of note that the conservatory roof has been replaced with a modern insulated type roof and is also plumbed into the main central heating.

The current configuration has been produced to allow for individual spaces however should more significant open plan accommodation be desired this could be created without the need to further extend.

To the first floor there are four bedrooms two double and two single the fourth bedroom being currently fitted as a study. The en-suite to the fully fitted master bedroom has been modernised in recent years.

In summary this home has been very well cared for and would no doubt suit a growing family.

The seller informs us that the property is Freehold

Council Tax is Band E - £2,807.65

Ground Floor

Entrance

4' 11" x 2' 10" (1.50m x 0.86m)

Downstairs WC

3' 7" x 4' 0" (1.09m x 1.22m) Window to the front. Tiled to approximately half height to the walls. WC. Hand basin within vanity unit. Loft access area.

Reception Room 1

14' 6" x 9' 10" (4.42m x 3.00m) Double aspect with both front and gable window. Stairs to the first floor. Access into reception room 2.

Reception Room 2

21' 9" x 11' 0" (6.63m x 3.35m) Angled bay to the front. French doors into a conservatory. Gas fire.

Kitchen/Breakfast Room

14' 4" x 9' 9" (4.37m x 2.97m) Window to the rear. Glass paneled door into conservatory. Understairs store. Designed to include a breakfast bar. Cupboard conceals the gas central heating boiler by Worcester. Integral oven hob and dishwasher. Space for tall style fridge freezer and space within the units for a washing machine. Integral microwave.

Conservatory

16' 6" x 11' 3" (5.03m x 3.43m) Fresh roof system. Exit door. Plumbed into the main central heating.

First Floor

Landing

Bedroom 1

9' 5" (to the front of the robes) x 11' 10" 9 (into the angled bay) (2.87m x 3.61m) Fitted furniture.

En-Suite Shower Room

Gable window. WC. Hand basin. Vanity unit. Shower with electric shower over.

Bedroom 2

8' 2" x 10' 9" (2.49m x 3.28m) Positioned to the front. Fitted walk in wardrobe.

Bedroom 3

8' 2" x 7' 0" (2.49m x 2.13m) Positioned to the front with window to the garden. Single wardrobe plus shelving.

Bedroom 4

8' 0" x 6' 10" (2.44m x 2.08m) Fully fitted.

Bathroom

5' 11" x 7' 5" (1.80m x 2.26m) Circular feature window to the front. Individual bath with shower from mixer. WC. Hand basin.

Exterior

Garage

8' 7" x 17' 3" (2.62m x 5.26m) Detached from the property itself and forms part of another garage structure with the neighbouring property. Painted floor and walls. Electric up and over door. Power and lighting.