



- Generous Family Home
- Two Reception Rooms
- Mature Gardens
- Desirable "Crowhill" Development

- Four Bedrooms
- Re-Fitted En Suite
- Double Garage And Four Car Driveway
- St Annes School Close By



**UPVC Fan Light Panel Door To**

**Entrance Hall**

12' 2" x 9' 6" (3.71m x 2.90m)

Stairs to first floor, UPVC window to front aspect, under stairs recess, coats hanging area, double panel radiator, coving to ceiling, laminate flooring.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiling and contour border tiling, double panel radiator, fuse box and master switch, UPVC window to front aspect, ceramic tiled flooring.



**Kitchen/Breakfast Room**

12' 10" x 8' 10" (3.91m x 2.69m)

Re-fitted in a range of Beech effect base and wall mounted unit with complementing work surfaces and tiling, glass fronted display cabinets, fixed display shelving, drawer units, appliance spaces, integral double electric oven and gas hob with suspended stainless steel extractor fitted above, recessed lighting, space for fridge freezer, double panel radiator, UPVC window to garden aspect, single drainer one and a half bowl stainless steel sink unit with mixer tap, ceramic flooring.



**Utility Room**

5' 7" x 4' 11" (1.70m x 1.50m)

UPVC window to front aspect and UPVC door to side aspect, single drainer stainless steel sink unit with mixer tap, base and wall mounted cabinets, recessed lighting, ceramic flooring.



**Dining Room**

12' 6" x 9' 10" (3.81m x 3.00m)

Double glazed doors to **Entrance Hall**, double panel radiator, UPVC window to rear aspect, laminate flooring.



**Sitting Room**

18' 4" x 11' 10" (5.59m x 3.61m)

A light double aspect room with UPVC box bay window to front aspect and sliding double glazed patio doors to garden terrace to the rear, TV point, telephone point, central fire place with moulded timber surround, gas fire point and marble hearth, double and single panel radiator, coving to ceiling.

**First Floor Galleried Landing**

Access to insulated loft space, UPVC window to front aspect, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

12' 2" x 11' 7" (3.71m x 3.53m)

Double panel radiator, UPVC window to garden aspect, coving to ceiling.



**En Suite Shower Room**

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with cabinet storage, shaver point, screened shower enclosure with independent shower unit fitted over, recessed lighting, coving to ceiling, glass contour border tiling, UPVC window to front aspect, double panel radiator.

**Bedroom 2**

11' 6" x 10' 6" (3.51m x 3.20m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

**Bedroom 3**

9' 2" x 7' 7" (2.79m x 2.31m)

UPVC window to rear aspect, radiator, coving to ceiling.

**Bedroom 4**

7' 7" x 6' 10" (2.31m x 2.08m)

UPVC window to front aspect, radiator, coving to ceiling.

**Family Bathroom**

7' 3" x 5' 11" (2.21m x 1.80m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen and independent shower unit fitted over, extensive tiling, radiator, recessed lighting, UPVC window to front aspect, vinyl flooring.

**Outside**

The extensive driveway gives provision for two to three vehicles accessing the **Double Garage** with twin up and over doors, power, lighting, eaves storage space and private door to the rear. The front garden is lawned stocked with ornamentals and established trees. The rear garden is pleasantly arranged with a paved seating area, areas of lawn, a selection of ornamental and evergreen trees and shrubs enclosed by a combination of panel fencing and mature screening offering a reasonable degree of privacy.

**Tenure**

Freehold

Council Tax Band - E

