





40 Crescent Road

A 3 double bedroom and 2 bath/shower room detached character house built in 1929 and presented with vacant possession. There is excellent scope to extend and the substantial loft is boarded with 2 windows. A particular feature is the large south facing rear garden. Situated within Crescent Road which forms part of a conservation area and only a short walk of St Johns Park, the town centre and the mainline railway station.

- Entrance Hall & Cloakroom
- Sitting Room
- Living Room with Study Area
- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom & Ensuite
- 2 Further Double Bedrooms & Family Shower Room
- Driveway
- Large South Facing Rear Garden
- Scope for Extension & Vacant Possession
- Council Tax Band F & EPC Rating D



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The accommodation comprises an entrance hall with stairs to the first floor and a cloakroom/wc leading off it. A dual aspect sitting room faces the front with a Victorian style fireplace. The bay fronted living room combines a study area with bookshelves and double doors which open to the dining room which also has doors to the garden. The kitchen/breakfast room is well fitted with an integrated double oven and an electric hob which has been fitted into the exposed brick chimney breast. Stable door to the garden.

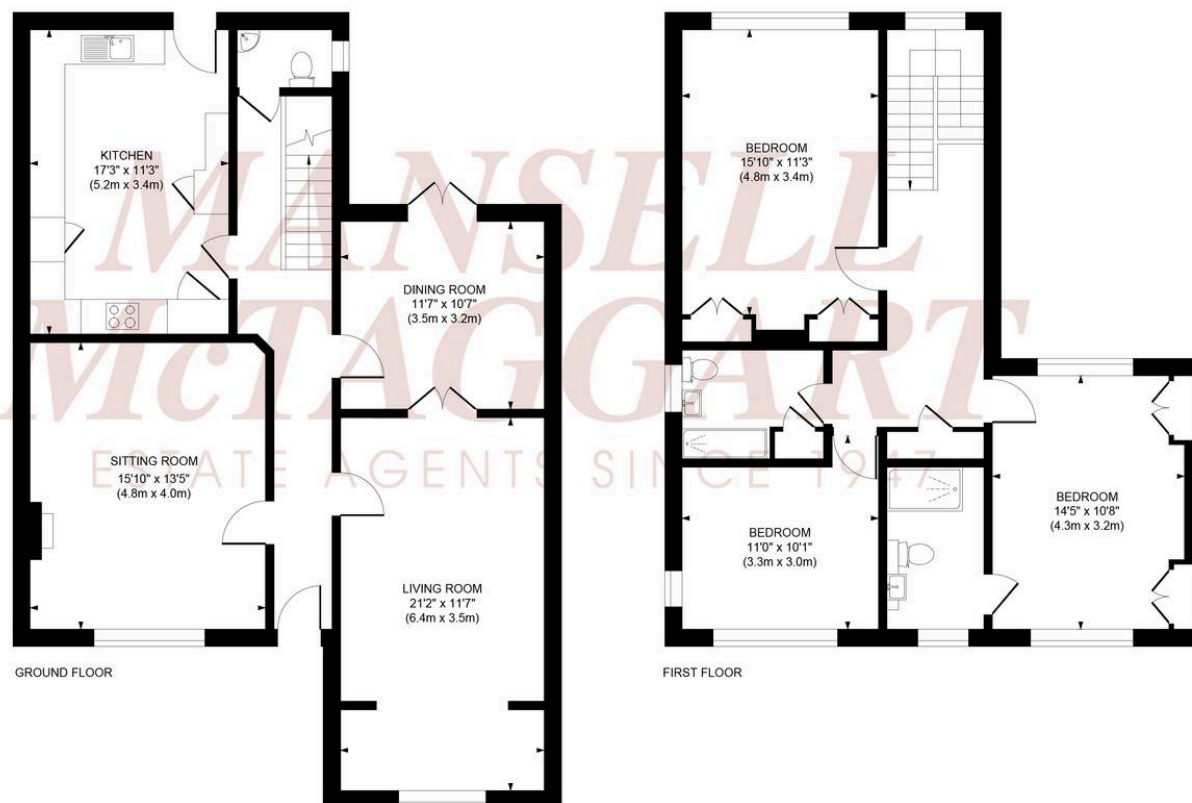
The generous landing has a deep storage cupboard and a wide hatch to the boarded loft space with 2 windows. The dual aspect master bedroom has built in wardrobes and an ensuite shower room. There are 2 further double bedrooms and a family shower room.

Outside a private block paved driveway is flanked by colourful borders. A side gate opens to the south facing 150' x 65'max rear garden. A patio with power and tap abuts the house with an expanse of lawn flanked by mature flower and shrub beds. Apple trees, plum tree and pear tree. 2 timber sheds.

Benefits include gas fired central heating (the Glow-worm boiler is located in the kitchen) and uPVC framed double glazed windows.



Approximate Gross Internal Area
1729 sq. ft. / 160.62 sq. m



GROUND FLOOR

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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