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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



5 Champions Close

Holton-Le-Clay
DN36 5HF

£159,950

Crofts estate agents are pleased to offer for sale this unique detached bungalow which over the years have been transformed by the current owner to offer a superb open living area with stunning views of the rear garden. Located within the ever popular village of Holton le Clay, only a short walk from a selection of local amenities, this property really does need to be seen to be fully appreciated and comes with viewing highly advised. Internal viewing will reveal the entrance hall which first of all provides access to the utility, bathroom and two bedrooms before then leading to the lounge area. The lounge then flows into a large kitchen-diner area with uPVC doors that lead out into the rear garden. Externally there gardens to the front, rear and also a private decked area to the side which is ideal for alfresco dining. The property benefits from uPVC double glazing and gas central heating.

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Entrance Hall

The entrance hall is accessed through a uPVC door with opaque glass panel and reveals coving to the ceiling, a radiator, dado rail and feature wall paper.

Utility room

9' 9" x 6' 0" (2.96m x 1.84m)

The utility room has a uPVC window to the front elevation, coving to the ceiling, a radiator and carpeted floor tiles. There is also a full wall of built in storage and then units to eye level on the opposite wall with a tiled work top which has space for a washing machine, dryer and under counter fridge and freezer underneath.

Bedroom 1

16' 6" x 9' 9" (5.02m x 2.96m)

Bedroom one has a uPVC window to the front elevation. a radiator, carpeted floor and wall papered walls. There is also an extensive range of modern fitted wardrobes and draws to two wall with down lighters on the plinths.

Bedroom 2

8' 11" x 5' 5" (2.72m x 1.64m)

Bedroom two has a uPVC window to the rear elevation, radiator, carpeted floors and wall papered walls. There is also a wall of fitted wardrobes and access to the loft.

Bathroom

8' 11" x 5' 5" (2.72m x 1.64m)

The bathroom has an opaque uPVC window to the side elevation, partially tiled walls, tiled floor and heated towel rail. There is a modern three piece suite with plenty of storage and a P shaped bath with mains shower over with a glass shower screen.

Lounge

12' 2" x 10' 4" (3.72m x 3.14m)

The lounge has a uPVC window to the rear elevation, radiator and wall papered walls and then flows into the dining area.

Kitchen/Diner

22' 3" x 14' 1" (6.77m x 4.30m)

The kitchen-diner area has two uPVC windows to the side elevation and uPVC glazed doors to the rear elevation. The walls are wall papered to the dining side and there are two radiators. To the kitchen side there is a range of modern fitted units to base and eye level with integral Stoves electric hob and double fan assisted oven with an extractor over the hob. There is an integral fridge-freezer also a sink and draining board with mixer tap, complimentary tiling and a housing for a microwave. The flooring is a continuation of the Luxury vinyl tile.

Outside

Externally to the front there is a stone area with fixed railway sleepers which is decorative and also provides additional parking. The driveway leads down the side of the property and a wooden gate provides access to the rear garden. The rear garden is made up of beautiful floral and seated areas that once within you feel you could be anywhere, there is also a pond and decked area that is ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the office on 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



