



Cropston Close, Elwick Grove, TS26 0ZS  
4 Bed - House - Detached  
£320,000

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## Cropston Close Elwick Grove, TS26 0ZS

A beautifully appointed four bedroom detached home offering spacious accommodation enhanced by a delightful garden room extension to the rear. The home occupies a prime secluded position within the Elwick Grove development and was originally built by Bellway homes to the popular 'Acacia' style. An ideal purchase for family requirements with two reception rooms, superb open plan kitchen/dining/family room, two modern en suites and an impressive family bathroom. A credit to its current owners with attractive décor complemented by upgraded fixtures and fittings including quality custom wardrobes to each bedroom. The accommodation is warmed by gas central heating, features uPVC double glazing and includes a secure burglar alarm system. An internal viewing comes highly recommended, with a layout that briefly comprises: entrance hall with stairs to the first floor, integral door to the garage and access to a useful ground floor cloakroom/WC. A pleasant family lounge is located to the front of the property, whilst the open plan kitchen/dining/family room leads into the garden room and offers an enviable place to entertain family and friends. The kitchen area is fitted with an impressive range of units to base and wall level and includes a built-in double oven, five ring gas hob, extractor hood, integrated fridge/freezer and integrated dishwasher. A useful utility room offers space for further free standing appliances and completes the ground floor. To the first floor are four bedrooms with quality fitted wardrobes, bedrooms one and two further benefitting from modern en-suite shower rooms, bedrooms three and four are served by the family bathroom. Externally the property features an open plan front garden with a double width block paved driveway allowing off street parking, whilst leading to the integral garage. The stunning rear garden incorporates lawn and large patio areas with a high degree of privacy and backs onto a wooded area with an array of wildlife.





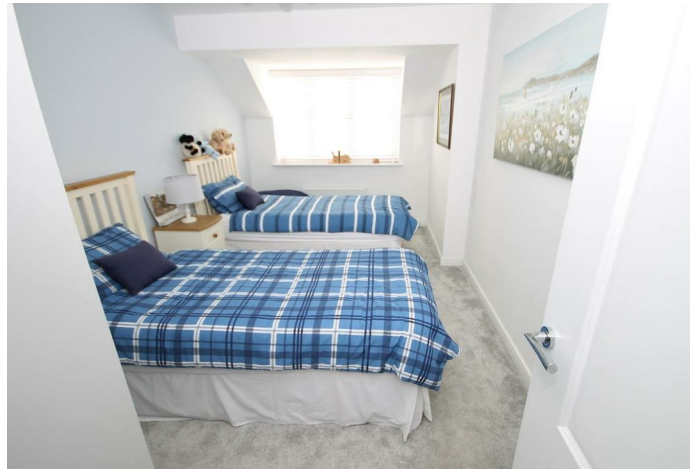












Custom blinds, flooring and expensive light fittings are included in the asking price, whilst we further understand from the owners that separate contents can be included on separate negotiation.

#### **ENTRANCE HALL**

Accessed via composite entrance door, upgraded Moduleo flooring, stairs to the first floor with under stairs storage cupboard, integral door to the garage.

#### **CLOAKROOM/WC**

Fitted with a modern two piece suite and chrome fittings comprising: pedestal wash hand basin, concealed WC, attractive tiled splashback, large vanity mirror, matching Moduleo flooring.

#### **LOUNGE 15'04 x 11'05 (4.67m x 3.48m )**

A pleasant family lounge located to the front of the property.

#### **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

An enviable place to entertain family and friends, whilst leading to the garden room and giving access to the utility room.

#### **KITCHEN/DINING AREA 18'02 x 10'09 (5.54m x 3.28m)**

Fitted with an impressive range of units to base and wall level with complementing worktops and built-in double oven, five ring gas hob, extractor, integrated fridge/freezer and integrated dishwasher, matching breakfast bar area leading into the dining area, matching Moduleo flooring.

#### **FAMILY ROOM 9'03 x 10'09 (2.82m x 3.28m)**

Ideal for a variety of uses and currently used as an additional sitting area.

#### **GARDEN ROOM 13'03 x 9'00 (4.04m x 2.74m)**

A spacious garden room extension with uPVC double glazed French doors opening to the beautiful rear garden, modern fire surround with electric fire, wall mounted television point, two double glazed 'Velux' style windows, matching Moduleo flooring.

#### **UTILITY ROOM**

A useful utility room with fitted worktop and space below for free standing appliances, plumbing for washing machine and space for tumble dryer, wall mounted gas central heating boiler.

#### **FIRST FLOOR: LANDING**

Storage cupboard with hot water tank, hatch to loft space.

#### **BEDROOM ONE 15'08 x 11'06 (4.78m x 3.51m)**

A generous master bedroom located to the front of the property and featuring quality fitted wardrobes and modern en suite shower room.

#### **EN SUITE SHOWER ROOM/WC 6'09 x 6'07 (2.06m x 2.01m)**

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle, pedestal wash hand basin and low level WC, attractive tiled splashback, large wall mounted vanity mirror.

#### **BEDROOM TWO 12'08 x 10'03 (3.86m x 3.12m)**

A good sized second bedroom located to the rear of the property with views of the garden and featuring quality fitted wardrobes and modern en suite shower room.

#### **EN SUITE SHOWER ROOM/WC 7'01 x 4'07 (2.16m x 1.40m)**

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle, pedestal wash hand basin and low level WC, attractive tiled splashback, large wall mounted vanity mirror.

#### **BEDROOM THREE 15'04 x 8'11 (4.67m x 2.72m)**

Located to the front of the property and currently used as a guest bedroom with quality fitted wardrobes.

#### **BEDROOM FOUR 13'02 x 7'10 (4.01m x 2.39m)**

Located to the rear of the property with quality fitted wardrobes.

#### **BATHROOM/WC 6'10 x 5'07 (2.08m x 1.70m)**

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath, pedestal wash hand basin and low level WC, attractive tiled splashback and large wall mounted vanity mirror.

#### **OUTSIDE**

Externally the property occupies a pleasant secluded position on the development and features an open plan front garden with double width block paved driveway allowing off street parking, whilst leading to the integral garage. A gate to the side of the property leads through to a stunning well stocked rear garden which incorporates lawn and large patio areas with a high degree of privacy and backs onto a wooded area with an array of wildlife. A useful custom timber storage shed is included in the asking price.

#### **INTEGRAL GARAGE 18'01 x 8'06 (5.51m x 2.59m)**

Up and over access door to the front, integral door to the garage from the hall, electric light and power points, painted floor.



# Cropston Close

Approximate Gross Internal Area  
1667 sq ft - 155 sq m



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (87-91) A                                   | 84                      | (10-20) A                                                       | 93                      |
| (81-86) B                                   |                         | (21-31) B                                                       | 84                      |
| (69-80) C                                   |                         | (32-42) C                                                       |                         |
| (55-68) D                                   |                         | (43-53) D                                                       |                         |
| (43-54) E                                   |                         | (54-64) E                                                       |                         |
| (31-42) F                                   |                         | (65-75) F                                                       |                         |
| (1-30) G                                    |                         | (76-86) G                                                       |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                                 | EU Directive 2002/91/EC |

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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