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# Church Street, Crick, NN67TP

£350,000 Cottage











**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

A lovely characterful semi detached cottage situated in the old part of the village and just a short walk from the village amenities.

## **Features & Utilities**

- ✓ Cottage
- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Log Burner
- ✓ 22'4 Kitchen / Dining Room
- ✓ 22'4 Main Bedroom
- ✓ Utility Room
- ✓ Upstairs Bathroom
- ✓ Downstairs Shower Room
- ✓ Lovely Courtyard Garden





## **Property Overview**

A lovely characterful semi detached cottage situated in the old part of the village and just a short walk from the village amenities. It has a hall with attractive tiled flooring, bay fronted lounge with log burner, 22'4 kitchen / dining room with French doors onto a verandah, utility room and shower room. Upstairs, there is a 22'4 main bedroom, two further bedrooms and a bath / shower room. The attractive courtyard garden is private, enclosed and sunny. EPC Rating E. Council Tax Band D.

#### **ENTRANCE HALL**

Entrance via front door. Window to side elevation. Radiator. Stairs rising to first floor landing. Understairs storage cupboard. Attractive tiled flooring.

## SHOWER ROOM 1.75m x 2.13m (5'9" x 7')

Window to side elevation. Radiator. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs. Tiled flooring.

### LOUNGE 3.56m x 3.89m (11'8" x 12'9")

uPVC double glazed bay window to front elevation. Radiator. Fireplace with log burner. Exposed floorboards.

## KITCHEN / DINING ROOM 6.81m x 3.48m (22'4" x 11'5")

French doors with windows either side leading to the verandah. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Belfast sink unit. Range oven with extractor over. Space for dishwasher and fridge / freezer. Plate rack. Moveable island unit incorporating a breakfast bar. Tiled splash backs. The kitchen area has tiled flooring and the dining area, exposed floorboards.

## UTILITY ROOM 2.59m x 1.27m (8'6" x 4'2")

Windows to side and rear elevations. Door to side elevation. Space for washing machine, tumble dryer and fridge / freezer.

#### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space with fitted ladder.

BEDROOM ONE 7.47m x 3.38m (24'6" x 11'1")







uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe and airing cupboard.

## BEDROOM TWO 3.66m x 3.35m (12' x 11')

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## BEDROOM THREE 2.21m x 2.36m (7'3" x 7'9")

uPVC double glazed window to side elevation. Radiator. Exposed floorboards.

## BATHROOM 1.93m x 2.54m (6'4" x 8'4") max

uPVC double glazed window to rear elevation. Suite comprising shower in a tiled cubicle and soaking tub, WC and wash hand basin with storage below. Tiled splash backs.

#### **OUTSIDE**

### **GARDEN**

The covered verandah leads from the kitchen and the garden beyond is a large, attractive courtyard with is enclosed and sunny. There is a covered storage area to the side of the house with gated access from the street.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### MATERIAL INFORMATION

Type - Cottage

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Ask Agent

EPC Rating - E

Electricity Supply - Mains







Gas Supply - No Gas

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Oil Heating

Parking - No Parking Available

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years

Mining Risks - Ask Agent

Restrictions - Conservation Area

Obligations - Ask Agent

Rights and Easements - Ask Agent

## **AGENTS NOTES**

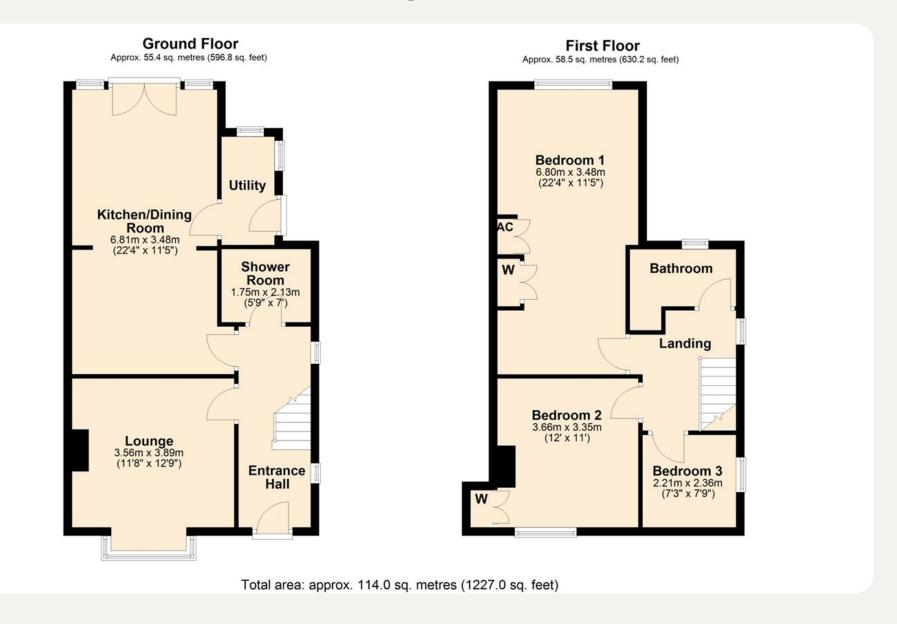
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## Floorplan











# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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