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# Creton Road, Hollowell, NN6 8RP

£335,000 Semi-Detached

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**Platinum Trusted  
Service Award**  
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over the past year

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Department: Sales

Tenure: Freehold



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ESTATE AGENTS

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## Property Summary

A beautifully presented three bedroom semi detached cottage situated in a lovely village surrounded by undulating countryside.

## Features & Utilities

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Off Road Parking
- ✓ Field Views
- ✓ Kitchen / Dining Room
- ✓ Two Log Burners
- ✓ Cloakroom
- ✓ uPVC Double Glazing
- ✓ Radiator Heating

# Property Overview

A beautifully presented three bedroom semi detached cottage situated in a lovely village surrounded by undulating countryside. It has an entrance hall with attractive paneling and stairs to the first floor, a lounge with feature fireplace and open chimney. The dining / living room has a log burner and is semi open plan to the kitchen which has a built in fridge and freezer, oven, grill, hob, extractor, microwave and dishwasher plus a semi vaulted ceiling. There is also a useful downstairs cloakroom.

On the first floor bedroom one has built in cupboards and a lovely countryside outlook, bedroom two has a view across fields and bedroom three has an equally attractive outlook. The luxurious bathroom has a double ended bath, walk in shower, wash hand basin with storage and a WC.

Outside there is parking for two cars, a wood store and a 40ft garden backing onto fields.

The property has radiator heating and uPVC double glazing.

EPC Rating TBC. Council Tax Band C.

## GROUND FLOOR

### ENTRANCE HALL

LOUNGE 4.19m x 3.63m (13'9" x 11'11")

DINING ROOM 5.21m x 3.58m (17'1" x 11'9")

KITCHEN 5.03m x 2.34m (16'6" x 7'8")

### CLOAKROOM

## FIRST FLOOR

## LANDING

BEDROOM ONE 3.07m x 3.61m (10'1" x 11'10")

BEDROOM TWO 27.53m x 3.61m (90'4" x 11'10")

BEDROOM THREE 1.98m x 2.44m (6'6" x 8')

BATHROOM 2.21m x 2.57m (7'3" x 8'5")

## OUTSIDE

### FRONT GARDEN

### REAR GARDEN

## MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Parking

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 – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan



Floor



Floor



Approximate total area<sup>(1)</sup>

894 f

83 m

(1) Excluding balconies and terrace:

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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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