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# St. Crispin Crescent, St Crispin, NN5 6GD

£575,000 Detached











**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

This impressive stone-built home offers generous living space and well-appointed accommodation throughout.

### **Features & Utilities**

- ✓ Four Bedroom Detached
- ✓ Large Kitchen / Breakfast Room
- ✓ Two En-Suites
- ✓ Good Sized Rooms Throughout
- ✓ Stone Built
- ✓ Driveway For Several Vehicles





### **Property Overview**

This impressive stone-built home offers generous living space and well-appointed accommodation throughout.

Upon entering, you are welcomed by a spacious entrance hall leading to a 22'9" lounge, featuring a coal-effect fireplace and double doors that open directly onto the rear garden-perfect for indoor-outdoor living.

Adjacent to the lounge is the 23'0" kitchen diner, ideal for entertaining. The kitchen diner room is fitted with a range of modern units, integrated appliances, and also enjoys direct access to the garden. A separate utility room and a convenient cloakroom complete the ground floor.

Upstairs, both the principal and second bedrooms benefit from built-in wardrobes and stylish en-suite shower rooms. Two further well-proportioned bedrooms are served by a contemporary family bathroom.

Outside, the property boasts a large driveway with ample turning space and a double garage offering internal access via the utility room. The rear garden is mainly laid to lawn with two attractive paved seating areas, perfect for relaxing or entertaining.

EPC Rating D. Council Tax Band G.

**GROUND FLOOR** 

**ENTRANCE HALL** 

**CLOAKROOM** 

**LOUNGE** 

DINING ROOM

KITCHEN / BREAKFAST ROOM







#### **UTILITY ROOM**

**FIRST FLOOR** 

PRINCIPAL BEDROOM WITH DRESSING AREA & EN-SUITE

**BEDROOM TWO WITH EN-SUITE** 

TWO FURTHER BEDROOMS

**BATHROOM** 

**OUTSIDE** 

FRONT GARDEN

**DOUBLE GARAGE** 

**REAR GARDEN** 

#### **MATERIAL INFORMATION**

Type - Detached

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band G

EPC Rating - D

Electricity Supply - Mains

Gas Supply - Mains







Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Driveway, Double Garage

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**

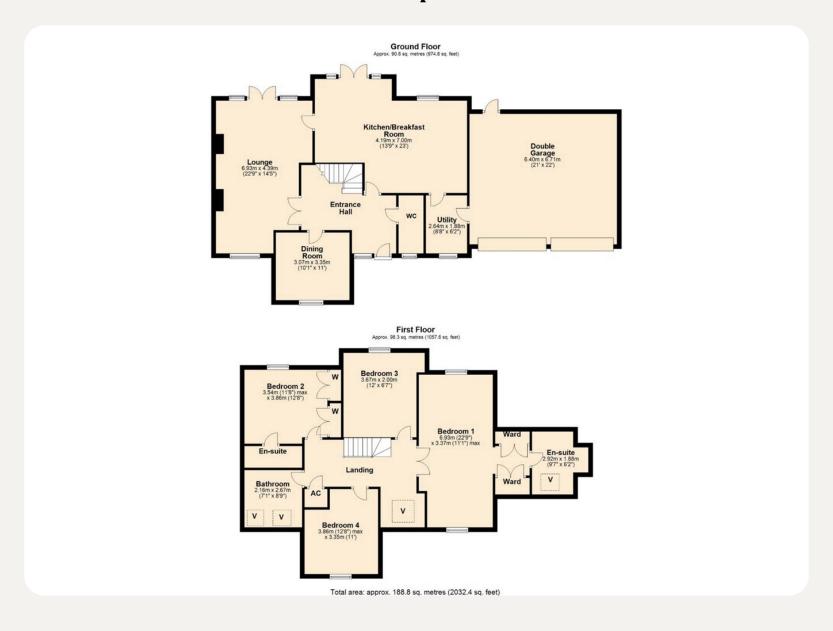
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## Floorplan











# 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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