



MONTAGUE CRESCENT, PENKRIDGE

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FOR SALE
£360,000



Ground Floor

Entrance Hallway

Enter via a composite/partially double glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, a carpeted stairway leading to the first floor and doors opening to the lounge, the kitchen/breakfast/family room and the dining room.

Lounge

13' 3" x 10' 9" (4.04m x 3.27m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Dining Room

10' 9" x 9' 10" (3.27m x 2.99m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Kitchen/Diner/Family Room

20' 3" x 9' 6" (6.17m x 2.89m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstand and having a uPVC/double glazed window to the rear aspect, two ceiling light points, under-cabinet accent lighting, a central heating radiator, vinyl flooring, a one and a half bowl stainless steel sink with a mixer tap fitted and drainer unit, a built-under electric oven with a four-burner gas hob, a stainless steel chimney style extraction unit over and a stainless steel splashback behind, a peninsula, a decorative wood panelled feature wall, a door opening to the utility room and uPVC/double glazed French doors to the rear aspect opening to the garden.

Utility Room

Having a base and wall cabinets with laminate worksurface over and matching upstands, vinyl flooring, a ceiling light point, a central heating radiator, plumbing for a washing machine, space for a tumble dryer, the central heating boiler, a door to the downstairs WC and a composite/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash hand basin with a tiled splashback, linoleum flooring, a ceiling light point and a central heating radiator.

First Floor

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space, carpeted flooring, an airing cupboard and doors opening to the four bedrooms and the family bathroom.

Bedroom One

10' 9" x 11' 5" (3.27m x 3.48m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a fitted wardrobe with sliding doors, carpeted flooring and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, linoleum flooring and a shower cubicle with a thermostatic shower installed.

Bedroom Two

8' 5" x 11' 5" (2.56m x 3.48m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Three

9' 0" x 9' 8" (2.74m x 2.94m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Four

8' 2" x 7' 8" (2.49m x 2.34m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, linoleum flooring and a bath with a mixer tap fitted.

Outside

Front

A large corner plot, which has a tarmac driveway to the rear leading to the detached garage, steps up to the front entrance which has a storm porch over, courtesy lighting, a low-level hedge and access to the rear garden via a wooden gate off the driveway.

Garage

19' 2" x 9' 8" (5.84m x 2.94m)

Having an up and over door.

Rear

Having a large patio dining area, a lawn, planted borders retained by wooden sleepers, decorative gravel borders, courtesy lighting, a cold-water tap and a wooden gate to the rear which gives access to the detached garage and driveway.

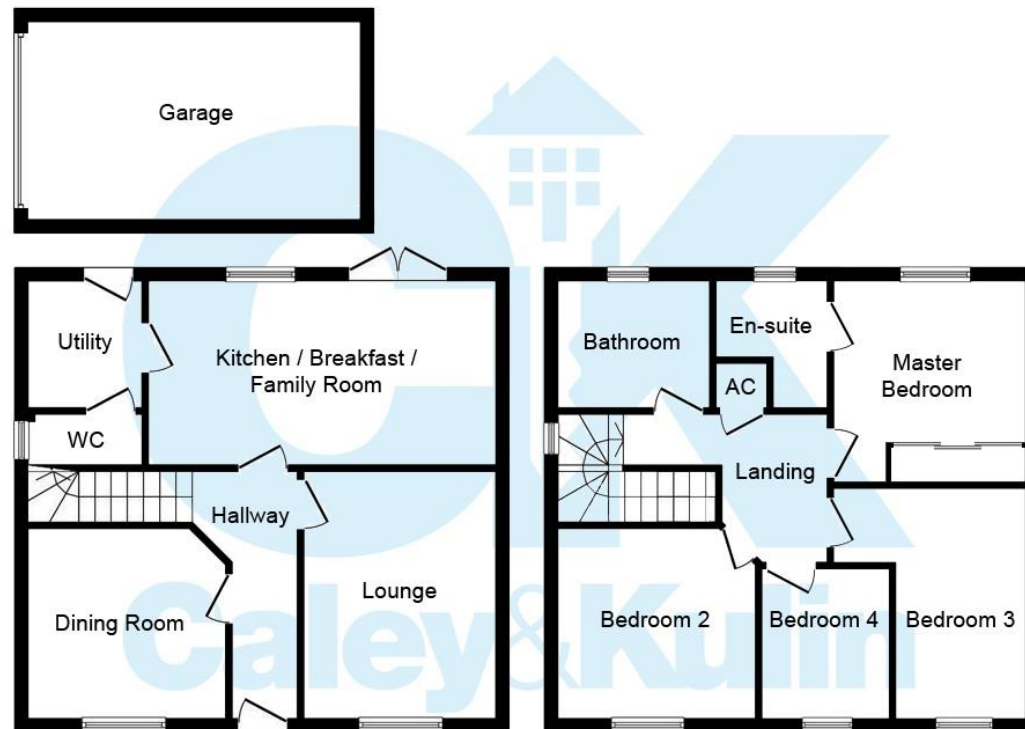








* An immaculately presented, detached family home located on a very desirable residential estate *



Please note; this floorplan is for illustration purposes only and may not be a true reflection of the property's layout nor is this plan drawn to scale.

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Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Version: CK1821/001



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