



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Fairway Drive

Humberston
DN36 4ZQ

Offers in the Region Of
£333,000

Crofts estate agents are pleased to be able to bring to the market this superbly presented FIVE bedroom detached family home set upon this highly regarded new development located just off from Humberston Avenue and built by Persimmon Homes. Beautifully appointed this lovely family home faces what will become a green in front creating a pleasant open space area. Enjoying the benefits of gas central heating and uPVC double glazing this lovely home briefly comprises entrance hallway, living room, open plan modern dining kitchen, utility and cloakroom to the ground floor. To the first floor you find the family bathroom and FIVE bedrooms with ensuite to the master. Open plan frontage with ample off road parking and integrated garage. Enclosed rear garden enjoying a sunny aspect. Viewing is a must!!

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Entrance Hallway

16' 6" x 6' 4" (5.033m x 1.943m)

Offering composite entrance door to the front elevation. Gas central heating radiator. Staircase leading to the first floor with useful understairs storage cupboard.

Living Room

15' 1" x 10' 6" (4.590m x 3.209m)

Pleasantly presented a lovely light and airy living space with uPVC double glazed window to the front elevation. Gas central heating radiator. Electric fire with surround.

Kitchen/Diner

9' 10" x 21' 1" (2.994m x 6.436m)

This is a lovely modern open plan styled dining kitchen with uPVC double glazed window and French doors to the rear elevation allowing for ample natural light to brighten the room. Attractive fitted kitchen finished in white with attractive quartz work surfacing over with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with brushed steel chimney extractor over. Down lighting to the ceiling. Gas central heating radiator. Kickboard LED lighting.

Utility

6' 5" x 5' 5" (1.959m x 1.661m)

Having work surfacing with space beneath for a washing machine and tumble dryer. Wall mounted Ideal gas boiler. Composite entrance door. Gas central heating radiator. Fitted extractor.

Cloakroom

5' 5" x 3' 1" (1.661m x 0.931m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin and close coupled w.c. Gas central heating radiator.

First Floor Landing

Offering loft access and being pleasantly decorated.

Family Bathroom

5' 6" x 9' 3" (1.676m x 2.809m)

A lovely family bathroom equipped with a close coupled w.c., pedestal wash hand basin and a panelled bath with screen and shower over. Splashback tiling. Gas central heating towel radiator. uPVC double glazed window to the side elevation.

Bedroom One

13' 5" x 10' 7" (4.081m x 3.218m)

uPVC double glazed window to the front elevation. Gas central heating radiator. Door to the ensuite.

Ensuite to Bed One

4' 4" x 7' 7" (1.311m x 2.309m)

uPVC double glazed window to the front elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a shower cubicle. Down lighting and extractor to the ceiling. Tiling to the wall and floor surfaces. Central heating radiator.

Bedroom Two

10' 8" x 11' 5" into wardrobes (3.241m x 3.486m)

With built in wardrobe and having uPVC double glazed window to the front elevation. Gas central heating radiator.

Bedroom Three

11' 9" x 10' 0" (3.581m x 3.038m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Four

10' 2" x 9' 3" (3.088m x 2.813m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Five

6' 9" x 7' 1" (2.049m x 2.171m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside and Garage

Open plan front garden with double width driveway and a further parking area belonging to the property to the front. Integrated garage with up and over door and having internal light and power points. To the rear you find a sunny facing aspect garden with fenced perimeter and having lawn and patio area with pergola over.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
63.2 sq.m. (680 sq.ft.) approx.

1ST FLOOR
63.1 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA: 126.2 sq.m. (1359 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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