



7 Snowden Close

PE6 0AY

£499,995



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Situated in an exclusive Cul De Sac, this immaculately presented detached house has been cleverly extended by the current owners and enjoys an advantageous position close to the town's amenities and opposite Snowden Fields. With easy access to the A16 Peterborough/Spalding Road the property is within walking distance of Crowland's historical features, convenience stores, Doctors surgery, pharmacy, and Library.

With a recently installed gas boiler the accommodation offered comprises; Entrance Hall with stairs to the first floor, good size Lounge with an attractive stone fireplace, large Dining Room with access to the Garden Room, which has underfloor heating and a fantastic ceiling Lantern. The bespoke Kitchen is well appointed with fitted Siemens appliances and has a Utility cupboard, there is also Cloakroom W.C.

The Landing has been remodelled to allow for a Study Area, the Main Bedroom has an attractive Ensuite Shower Room, the large second Bedroom has built in storage cupboards and light giving Velux Windows. There are two further Bedrooms and a Family Bathroom.

Outside, there is ample off road parking with an E.V Point and a large garden area to the side of the property, this garden stretches to the rear garden which has two brick built storage buildings and a patio seating area. The gardens include mature shrub and floral borders and enjoy a high degree of privacy courtesy of high fences and hedging.

Council Tax D
Tenure Freehold



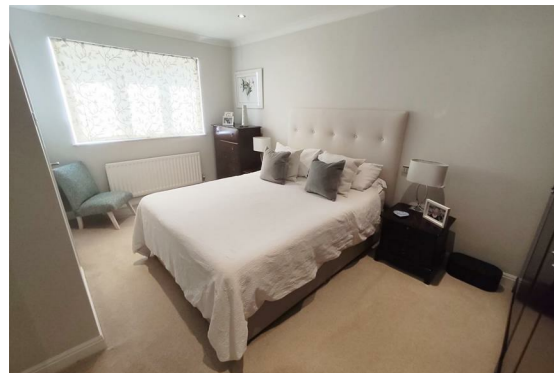


Entrance Hall
Stairs to the first floor Landing, attractive ceramic Travertine tiles, doors to

Lounge
21'8" x 13'1" (6.62m x 3.99m)
Living flame gas fire set in a attractive stone surround and hearth, windows to three aspects.

Dining Room
16'4" x 10'8" (4.98m x 3.27m)
French Doors through to Garden Room

Garden Room
15'3" x 11'11" (4.66m x 3.65m)
Attractive ceiling Lantern feature, windows to three aspects, Travertine Ceramic floor tiles with underfloor heating, Bifold doors to the patio seating area.



Kitchen Diner
25'3" x 9'4" max (7.72m x 2.87m max)
Bespoke Kitchen with numerous base and eye level units, additional storage cupboards, integrated appliances including twin electric ovens, induction hob, cooker hood, refrigerator, dishwasher and 'Quooker' hot tap. Ceramic Travertine floor tiles, Corian worktops and upstands.

Utility Cupboard
Plumbing for a washing machine.

Cloakroom W.C

Study Landing
9'5" x 8'7" (2.88m x 2.64m)
Doors to

Bedroom 1
15'8" x 10'2" max (4.79m x 3.11m max)

Ensuite Shower Room

Bedroom 2
15'7" min x 13'1" (4.77m min x 4.01m)
Velux window features, 2 storage cupboards, dorma window feature.

Bedroom 3
12'1" x 11'3" (3.69m x 3.44m)

Bedroom 4
9'5" x 7'10" (2.88m x 2.41m)

Family Bathroom.

Outside
To the front of the property is a gravel drive and parking area with an E.V Point. The front garden is laid to lawn with a shrub and floral borders. The good size side garden is also laid to lawn with mature shrub and floral borders, and stretches to the rear of the property where there are two patio areas and brick built storage/work buildings with electricity. The buildings originally belonged to Crawford House whose proximity gives the property a fairly open aspect to the rear.



Floor Plan



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk

Area Map



Energy Efficiency Graph

