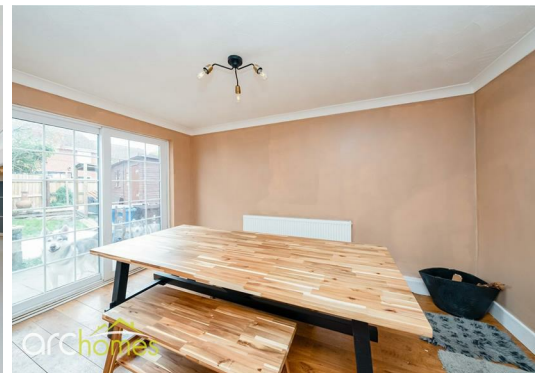





## 7 Crombouke Drive, WN7 5JA £350,000

ARC HOMES are delighted to offer FOR SALE this excellent larger than average four bedroom detached family home positioned at the end of a quiet cul de sac. This property boasts generous accommodation together with generous rear gardens, ample off road parking and integral garage. Ideal for a range of buyers, early viewing is advised to avoid missing out on the spacious family home. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. A well proportioned sitting room opens to the rear to lead into a study / dining area. French doors open to the rear to provide access into a larger than average conservatory which looks onto the rear gardens. A fitted kitchen sits to the rear and leads into a separate dining room. To the first floor are four generous bedrooms and a bathroom with corner bath. The master bedroom benefits from an en suite shower room. Outside this property is positioned at the end of a cul de sac with the front gardens providing ample off road parking in front of the integral garage. The enclosed rear gardens provide generous outdoor space and a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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