



## Byron Crescent

Measham

Asking Price £255,000



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Tenure  
Freehold

## Accommodation Details

### Entrance and Approach

This fabulous semi detached, three bedroom house with garage is located in the popular Poets development in the village of Measham. Set back from the quiet street of Byron Crescent you have a large walled and tarmac driveway easily allowing parking for up to 3 vehicles and access into the garage. There are also some raised flower beds and conifers offering screening.

### Entrance Hall

Entrance into the bright entrance hall is via a grey wood effect composite front door with silver furniture. This area has been decorated in blush pink with wooden panelling leading around the walls and up the stairs. To the floor you'll find ash effect herringbone lino flooring along with a single pendant ceiling light, coat hanging space, large radiator and two windows, one looking out to the front of the property and one looking out to the side

### Kitchen

14'0" x 8'8" (4.29 x 2.66)

The kitchen flooring flows from the hallway. With a wall mounted radiator you will find wood effect worktops running around a breakfast bar area and across the rear window and side. A bright and modern kitchen with grey high gloss base and wall units along with black bar handles. You will also find a large stainless steel extractor fan with four ring electric hob and integrated Beko oven. This room has a large window perfectly framing the rear garden along with one and a half stainless steel sink with built-in drainer and swan neck flexi hose mixer tap. You will also notice there is space for an undercounter appliance and a tall fridge freezer under the stairs. This room has been decorated in a soft grey with spotlights to the ceiling and neutral coloured tiles to half height.

### Vestibule

The vestibule runs between the kitchen and the garage and is fully enclosed with its own lighting and also housing the electrical consumer unit. With a UPVC door leading in from the driveway, you also gain access through a further door into the rear garden.

Open plan living room/dining room  
30'0" x 10'10" (9.16 x 3.32)

A fabulous space acting as the hub of the home and filling the full depth of the property. A modern, welcoming room with a large bay window to the front of the property fitted with shutters to the window. This room has been decorated in soft white with a royal blue feature wall perfectly framing the fireplace and with modern and attractive wooden panelling. You will see a single pendant ceiling light in this area and thick, newly laid high-quality grey carpet. The main feature of the room is a fabulous fireplace with wooden shelf mantle and decorative electric fire. This room also comprises of a single radiator multiple plug sockets aerial points and leads through to the dining area. The dining area is a lovely bright and open space with spotlights fitted to the ceiling and Velux style window above the table area. There is also a large window looking out over the rear garden along with double patio doors leading outside. This area has been decorated in white with wooden flooring which actually also runs through under the carpet in the living room. There is a large thermostatic controlled radiator along with multiple plug sockets and is decorated tastefully.

### Bedroom One

10'10" x 9'4" (3.32 x 2.86)

Located at the rear of the property a generous double bedroom which is decorated in soft tones with a green feature wall and grey carpet fitted to the floor. You'll find this room also has multiple plug sockets and USB ports along with a thermostatic controlled radiator and large window looking out to the rear garden.

### Bedroom Two

10'10" x 9'6" (3.32 x 2.92)

Located at the front of the property with large window looking out onto the Crescent. This room is tastefully decorated with grey carpets to the floor and a soft pink and white walls. This room also has a thermostatic controlled radiator along with single pendant ceiling light and multiple plug sockets.

### Bedroom Three

8'8" 6'9" (2.66 2.08)

Bedroom three, the smallest of the rooms however still a comfortable bedroom. Located at the rear of the property, this room has been decorated in white with a wallpapered feature wall

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and grey carpets to the floor. Also comprising of a large thermostatic controlled radiator This is an attractive and tasteful room with single pendant ceiling light.

#### Family Bathroom

Fabulously modern four piece bathroom suite. This room has a half height window fitted with privacy glass looking out to the side of the property and has been decorated in white with white herringbone tiles to the walls. An attractive bathroom with large freestanding bath fitted with black tap and accessories. You will also see a black heated towel rail along with wall mounted ceramic bowl basin with black tap and wooden vanity unit perfectly complementing the style in this bathroom. This room also has the added addition of a large freestanding cubicle shower with two shower heads and tiled alcove along with glass screen. The accessories for the shower are also in black. To the ceiling your note that there is an extractor fan along with spotlights fitted to the ceiling and also a dual flush wall mounted WC. To the floor you have concrete effect modern tiles.

#### Stairs and Landing

Leading up from the entrance hall these carpeted stairs lead onto the landing which branches off to three bedrooms and the bathroom. The bedrooms, stairs and landing are all carpeted in grey and the landing space offers access into the loft. The

landing is decorated in a soft blush pink which leads up from the entrance hall and has decorative features such as wooden dado rail. You will also notice a single pendant ceiling light along with hive controller.

#### Rear Garden

An attractive and private westerly facing rear garden with attractive raised and paved patio area leading on to a generous sized lawn with mature trees to the rear offering privacy. There is also a step down to a lower patio area. The garden can be accessed via the vestibule or the double doors leaning out from the dining room.

Local Authority and Council Tax Band  
NWLDC  
Band B

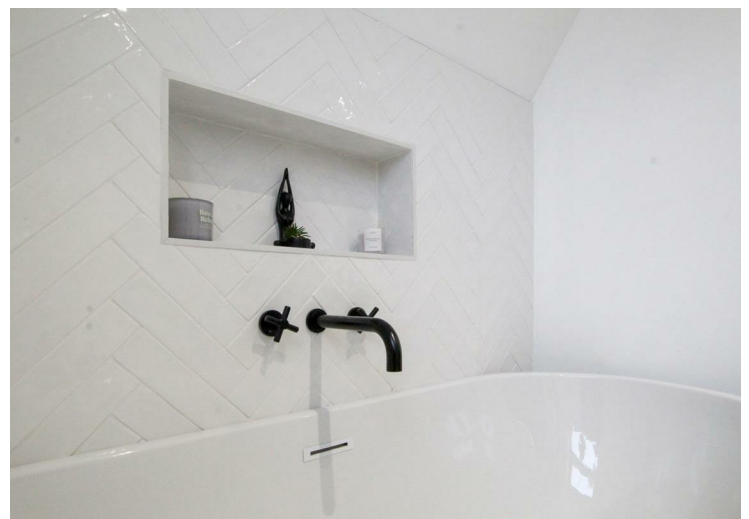
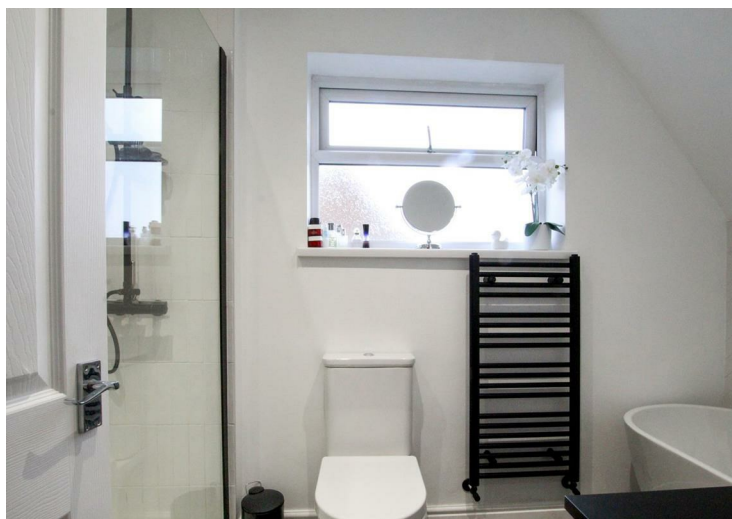
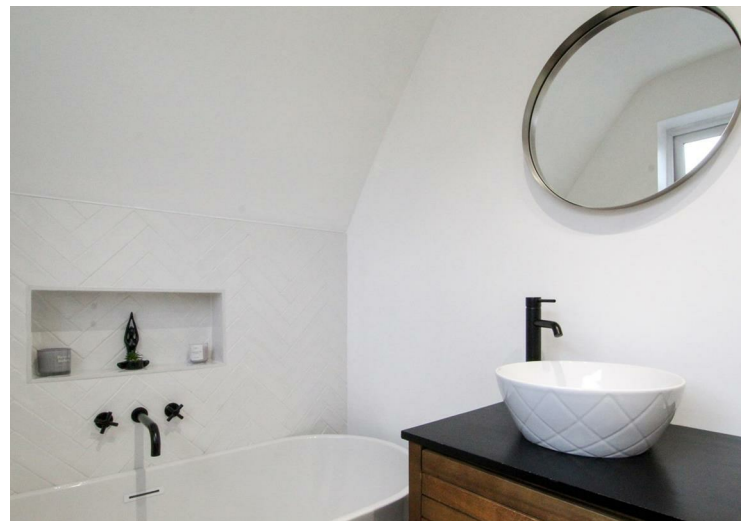
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#### Out of Hours Contact Arrangements

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#### Property to Sell?

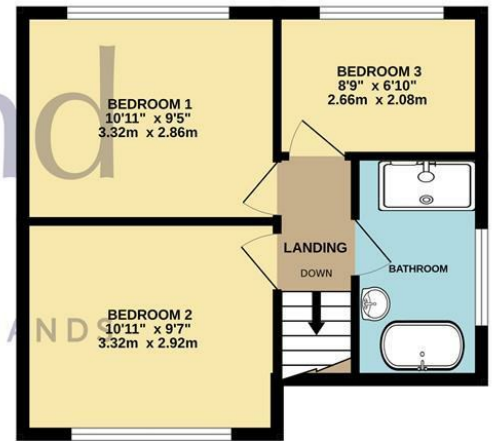
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1271sq.ft. (118.1 sq.m.) 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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**Council Tax band: B. Tenure: Freehold**

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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