



2 Woodroffe Drive
Crowland PE6 0GP
£275,000

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This Immaculate Ashwood semi detached house sits opposite an open green area and offers family accommodation with easy access to both the A16 and town centre. With gas radiator heating and PVCu double glazing the property boasts generous room sizes, viewing is recommended.

The ground floor accommodation comprises; Entrance Hall with the stairs to the first floor Landing and a Cloakroom W.C. Good size Lounge with double aspect windows, a well appointed spacious Kitchen Diner and a practical Utility Room.

The first floor Landing leads to three Bedrooms with an Ensuite to the main one and a Family Bathroom.

Outside are gardens to two aspects at the front and a driveway giving off road parking leading to a single Garage. The rear garden is enclosed and laid to lawn.

Tenure Freehold
Council Tax C





Entrance Hall
Stairs to the first floor Landing, doors to
Cloakroom W.C.

Lounge
18'4" x 10'8" (5.59m x 3.27m)
Windows to two aspects

Kitchen Diner
18'4" x 10'8" (5.59m x 3.27m)
Fitted with an extensive range of base and eye level kitchen units with an additional peninsular breakfast bar, integrated electric oven with an induction hob above and cooker hood, dishwasher, fridge freezer, windows to two aspects and French doors to the rear garden.



Utility Room
Storage cupboard, integrated washing machine.

Landing
Boiler/storage cupboard, doors to

Bedroom 1
11'7" x 8'11" (3.55m x 2.74m)
Windows to two aspects, door to

Ensuite Shower Room

Bedroom 2
10'9" x 10'10" (3.29m x 3.31m)
Windows to two aspects.

Bedroom 3
9'0" x 8'6" (2.75m x 2.60m)

Outside
To the front and side of the property are open plan gardens with lawns and shrub borders. Gated access leads to the enclosed rear garden also laid to lawn with a personal door to the single garage. There is a driveway allowing off road parking for two vehicles.



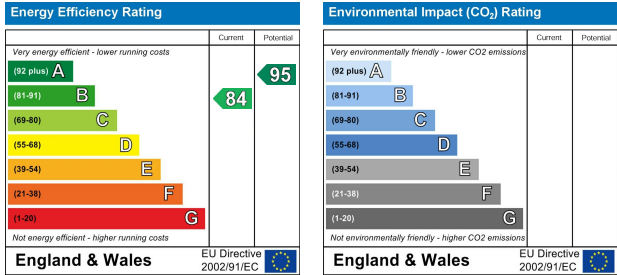
Floor Plan



Area Map



Energy Efficiency Graph



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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