



The Croft 4 Manor Farm Close, DN6 9LQ

**£380,000 OffersInRegionOf
Tenure Freehold**

- IMMACULATE 4 BEDROOM FAMILY HOME
- DOUBLE GARAGE
- AMAZING VIEWS
- SHORT WALK TO LOCAL PUB
- SOUGHT AFTER AREA
- GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE

WOW – LOOK AT THESE VIEWS!

Imagine waking up each morning to rolling green fields, the sound of birdsong, and golden sunlight spilling through your windows. This exceptional stone-built four-bedroom family home offers all that—and so much more. Nestled in a highly sought-after rural setting, with panoramic countryside views and just a stone’s throw from the much-loved Annies Arm pub, it delivers the perfect blend of rural tranquillity and refined modern living.

From the moment you arrive, the home makes a lasting impression. Its classic stone façade and beautifully landscaped frontage create instant curb appeal. Step inside and you're welcomed into a space that is both functional and full of character. At the heart of the home is a charming country-style kitchen, thoughtfully designed with a gas hob, breakfast bar, and utility room—ideal for everything from busy weekday mornings to relaxed weekend baking. The separate dining room offers a warm and elegant setting for everything from casual meals to festive family gatherings.

The cosy yet contemporary lounge is centred around a bespoke media wall, perfect for movie nights or relaxed evenings by the fire. At the rear, the conservatory with its striking stone feature wall is a peaceful, sunlit retreat—whether you’re enjoying a quiet coffee, a good book, or simply admiring the garden through all seasons. A downstairs WC adds convenience to this well-considered ground floor layout.

Upstairs, the feeling of space and comfort continues. The main bathroom is a true showpiece, featuring a luxurious free-standing bath and a separate glass-enclosed shower cubicle—the best of both worlds. The master suite offers a private haven, complete with its own ensuite bathroom and a walk-in wardrobe, making everyday life feel effortlessly indulgent. A glass balustrade adds a sleek, modern finish to the landing, enhancing the flow of natural light throughout the upper floor.

Outside, the fully landscaped garden provides a perfect space for family fun, summer entertaining, or quiet moments in nature. The double garage offers ample room for vehicles, storage, or even a home gym or workshop, while the spacious

Environmental Impact (CO ₂) Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			Very energy efficient - lower running costs		
(92- A			(92- A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	