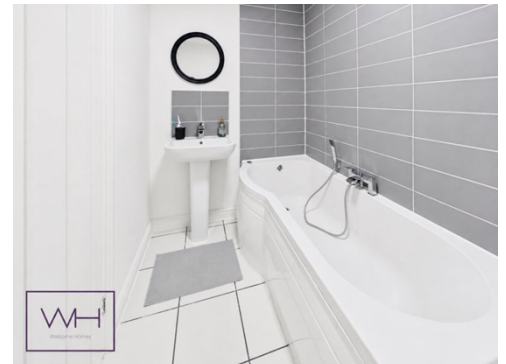




12 Crofters Court, DN4 8TQ

**£230,000 Offers In Region Of
Tenure Freehold**

- Move In Ready
- Downstairs toilet, two en-suites & family bathroom
- Integral garage
- 3 Bedroom Townhouse
- Modern kitchen with integrated appliances
- Media Wall

AN EXCEPTIONAL THREE-BEDROOM TOWN HOUSE | BESPOKE MEDIA WALL | TWO EN-SUITES | FAMILY BATHROOM & CLOAKROOM | INTEGRAL GARAGE | LANDSCAPED GARDEN | IMMACULATE THROUGHOUT

A home where contemporary elegance meets effortless family living, this beautifully appointed three-bedroom townhouse offers an exceptional standard of accommodation across three thoughtfully designed floors. Immaculately presented and ready to move straight into, it provides the perfect setting for first-time buyers looking to secure a forever home, as well as professionals and growing families seeking style, space and convenience.

The welcoming entrance hallway immediately sets the tone for the quality found throughout the property, providing access to a practical downstairs cloakroom and the integral garage, ideal for secure parking, additional storage or even future conversion, subject to any necessary consents.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family room. Beautifully designed with sleek high-gloss cabinetry, generous work surfaces and integrated appliances including double ovens, gas hob and extractor, this impressive space has been created with modern living in mind. There is ample room for both a dining table and a comfortable seating area, allowing family and friends to gather with ease. French doors frame views of the landscaped rear garden, effortlessly blending indoor and outdoor living.

Occupying the entire first floor is a magnificent formal lounge, flooded with natural light and centred around a striking bespoke slatted media wall with an inset contemporary electric fireplace, creating a sophisticated focal point and the perfect backdrop for relaxing evenings or entertaining guests. Also on this floor is a generous double bedroom complete with its own stylish en-suite shower room.

The second floor continues to impress, with the luxurious principal bedroom enjoying fitted wardrobes and a beautifully appointed en-suite shower room. A further spacious double bedroom and an elegant family bathroom complete the upper floor, ensuring the home comfortably caters for modern family life.

Outside, the landscaped rear garden has been designed for low-maintenance enjoyment, featuring an attractive patio and artificial lawn, providing an ideal setting for summer entertaining, children's play or simply unwinding after a busy day. Perfectly positioned, the property enjoys excellent access to a wide range of local amenities including supermarkets, cafés,



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

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