



9 Croft Park Crescent, Whitburn

Whitburn

Guide Price £205,000 - £210,000



## 9 Croft Park Crescent

### Whitburn

Welcome to Croft Park Crescent, a beautifully presented three-bedroom semi-detached home set within the popular Heartlands development, built by Taylor Wimpey in 2022. Offering modern interiors, two allocated parking spaces, and a generous rear garden, this is an excellent opportunity for families, first-time buyers, or professionals seeking a move-in ready home within a well-connected community.

Upon entering, you are welcomed into a bright hallway with a useful storage cupboard to the left, ideal for coats and everyday essentials. To the right sits the contemporary kitchen, positioned at the front of the property and fitted with a range of integrated appliances including a fridge freezer, washing machine, dishwasher, four-point gas hob, and oven. The kitchen offers ample worktop space and benefits from a large front-facing window, allowing plenty of natural light to fill the room.

Continuing along the hallway, the downstairs WC is finished with splashback tiling and chrome accents, providing practical convenience for guests and day-to-day living.

To the rear of the home lies the open-plan lounge and dining area, a spacious and versatile living space that comfortably accommodates two large sofas and a media wall, along with dining space for four. A generous under-stair cupboard provides additional storage. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining.



Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous size, comfortably accommodating a king-size bed with bedside cabinets and space for wardrobe furniture, and benefits from dual aspect windows which enhance the natural light. Bedroom two is another good-sized double room, while bedroom three is ideal as a single bedroom, nursery, or home office. The family bathroom is centrally located and comprises a modern three-piece suite with a bathtub and overhead shower, fully tiled around the bath area and finished with a chrome heated towel rail. Externally, the home benefits from a low-maintenance north-facing rear garden, offering a practical outdoor space for relaxation and summer gatherings. Two allocated parking spaces provide convenient off-street parking.

Sale Inclusions: light fittings, blinds and curtains, all integrated appliances

Home Report Value- £210,000

EPC - B

Council Tax Band - D

Square Ft- 76 sqft

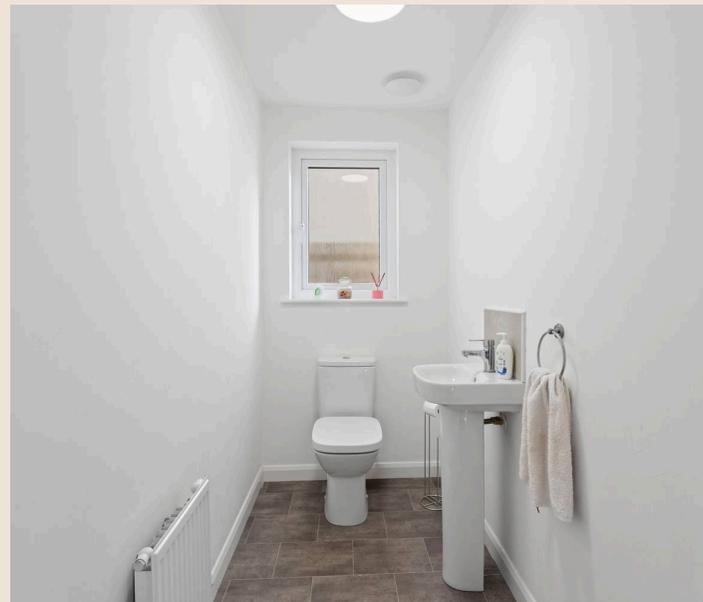
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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









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