



£250,000



*****SHOW HOME CONDITION***** Rosedale are delighted to offer to the market this exceptionally well presented family home within a cul-de-sac location, on the popular development of Elsea Park. This modern family home is ready to move in and sits on a larger than average plot with driveway parking to the side leading to a single garage. The garden is well maintained with decking area and summer house. There are three good size bedrooms spread over three floors, main with ensuite and dressing area, family bathroom, unique office space, immaculate kitchen/breakfast, cloakroom and lounge leading to the garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band C.

ENTRANCE HALL

Half glazed door to front, laminated flooring and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin and UPVC window to rear.

KITCHEN/BREAKFAST

16' 0" x 7' 11" (4.88m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, part tiled walls, integrated fridge freezer, integrated washing machine and dishwasher. Laminated flooring, radiator and downlighting.

LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m) (approx.) UPVC French doors to rear, laminated flooring and radiator.

LANDING

Stairs to second floor and airing cupboard.

BEDROOM TWO

14' 11" x 9' 7" (4.55m x 2.92m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m) (approx.) UPVC window to front and radiator.

OFFICE

6' 9" x 6' 9" (2.06m x 2.06m) (approx.) UPVC window to front, radiator and stairs to second floor.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, extractor fan, radiator and UPVC window to side.

BEDROOM ONE

23' 7" x 14' 11" (7.19m x 4.55m) (approx.) Velux style window to front and rear and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, shaver point, extractor fan and Velux style window to rear.

OUTSIDE

The rear garden is laid to lawn with decking, pergola/summer house (with electric), mature shrubs, seating area, gated side access and enclosed by fencing.

The front of the property is graveled and there is off road parking on the driveway for two vehicles, leading to the garage.

SINGLE GARAGE

Light and power.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

