



10 Clervaux Close, Bexhill-on-Sea, East
Sussex TN39 4FX



PROPERTY DESCRIPTION

A recently built and well presented four bedroom detached house located within the sought after 'Rosewood Park' which is within easy reach of Little Common Village with it's array of shops, amenities and primary school. The bright and spacious accommodation comprises; entrance hall, bay fronted lounge, study/further reception room, stunning 28ft kitchen/diner/family room with built-in appliances, utility room and ground floor cloakroom/WC. To the first floor there are four bedrooms with the master having an en-suite shower room and family bathroom. Outside the property boasts off road parking, garage and a good size rear garden. EPC - B.



FEATURES

- Modern & Well Presented Four Bedroom Detached House
- Sought After 'Rosewood Park' Location
- Dual Aspect Lounge
- Ground Floor Study/Snug
- Impressive 28' Kitchen/Diner Family Room
- Utility Room
- Master Bedroom With En-Suite Shower Room
- Recently Built By David Wilson Home With The Remainder Of New Build Warrantee
- Off Road Parking & Garage
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door, stairs rising to the first floor, radiator, wall mounted thermostat, storage cupboard housing fuse box and meters.

Lounge

14' 11" x 11' 11" (4.55m x 3.63m) A bright dual aspect room with double glazed window to the side and bay window to the front, two radiators.

Study/Snug

8' 11" x 7' 5" (2.72m x 2.26m) Double glazed bay window to the front, radiator.

Cloakroom/WC

Matching suite comprising; low level WC, corner wash hand basin, radiator, extractor fan.

Kitchen/Diner/Family Room

28' 5" max x 11' 7" max (8.66m max x 3.53m max) Double glazed windows and French doors to the rear with the latter leading to the garden, a stunning kitchen area comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset five ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including eye level double oven, fridge/freezer grill and dishwasher, three radiators.

Utility Room

5' 7" x 5' 5" (1.70m x 1.65m) UPVC door with double glazed insert to the side, working surface area with space for washing machine and tumble dryer below, wall mounted gas fired boiler, radiator.

First Floor Landing

Access to loft space via hatch, airing cupboard housing hot water cylinder and shelving.

Bedroom One

12' 8" x 12' 6" (3.86m x 3.81m) A dual aspect room with double glazed windows to the side and front, radiator.



En-Suite

Double glazed patterned window to the front, a modern three piece suite comprising; large walk-in shower cubicle with shower attachment over, pedestal wash hand basin with chrome mixer tap, low level WC, heater ladder style towel rail.

Bedroom Two

12' 6" x 12' 4" (3.81m x 3.76m) Double glazed window to the front, radiator.

Bedroom Three

10' 11" x 10' 8" (3.33m x 3.25m) Double glazed window to the rear, radiator.

Bedroom Four

11' 2" x 10' 2" (3.40m x 3.10m) Double glazed window to the rear, radiator.

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m) Double glazed patterned window to the rear, a modern white suite comprising; panelled bath with chrome mixer tap, low level WC, wash hand basin with chrome mixer tap, radiator.

Garage

Accessed via up and over door, overhead storage.

Outside

To the front there is a paved driveway which provides off road parking and in turn leads to the garage, gated access to the rear, small area of lawn, paved pathway, planted border.

Adjacent to the rear of the property there is a patio which extends the full width of the property and to the side which leads to the side gate, water tap, the remainder of the rear garden is laid to lawn and enclosed with panelled fencing.

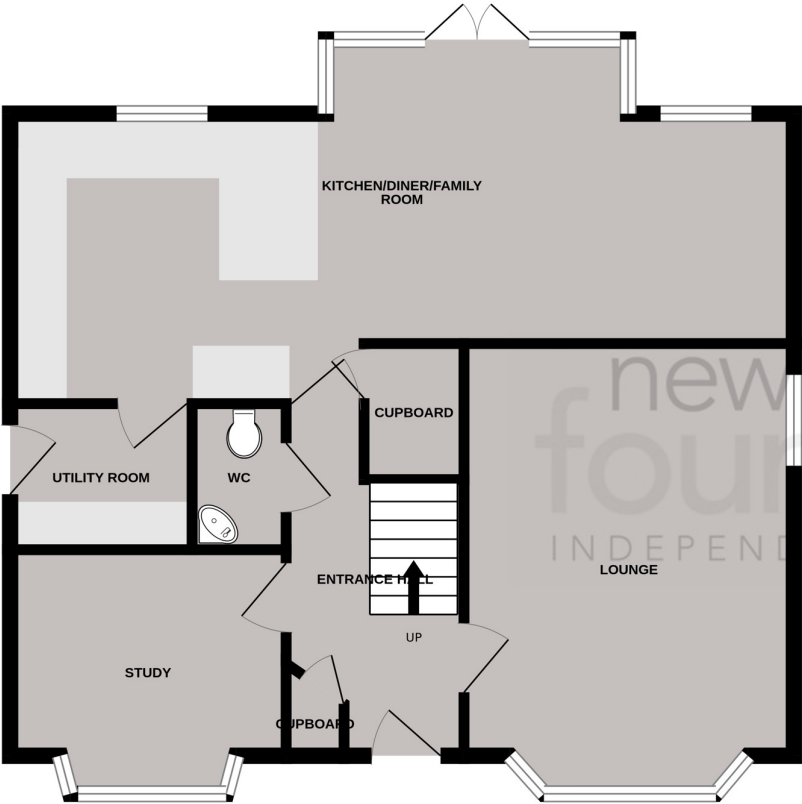
NB

We have been advised there is a community charge which is £94 per quarter.

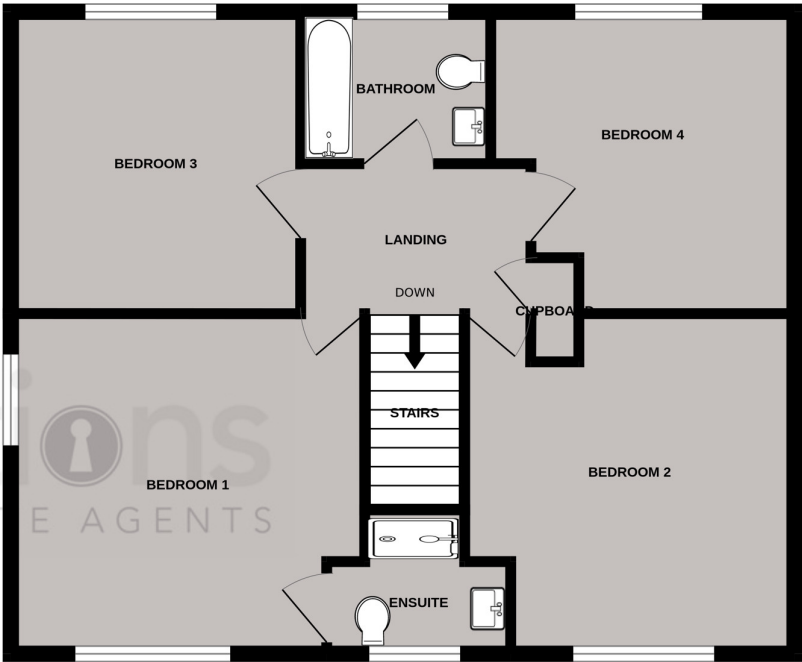


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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