



Routh Avenue

£390,000

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME on the popular Warren Heath development within a cul-de-sac. The property benefits from entrance hallway, three reception rooms, fitted kitchen, ground floor cloakroom, utility room, conservatory, first floor family bathroom, ensuite off master bedroom, gas heating via radiators, double glazing, block paved driveway providing off road parking and enclosed rear garden. 0.5 miles from Sainsburys and Homebase, 1.4 miles from Ransomes Europark offering a range of shops, bank and restaurants and 0.6 miles from John Lewis at Home, Waitrose and a range home furnishing stores. Early viewing is highly recommended to avoid disappointment.

- Four Bedrooms
- Detached Family Home
- Popular Warren Heath Development
- Three Reception Rooms & Conservatory
- Cloakroom & First Floor Bathroom
- Ensuite Off Bedroom One
- Front & Rear Gardens
- Study
- Driveway providing off road parking

Front

Driveway providing off road parking. Block paved path leading to entrance door. Side gate access to rear garden.

Entrance Hallway

Double glazed entrance door to front. Stairs leading to first floor. Doors to:

Study/Bedroom Five

2.19m x 5.09m (7' 2" x 16' 8")

Double glazed window to front. Radiator. (Vendor is using as a TV room).

Lounge

3.99m x 4.20m (13' 1" x 13' 9")

Double glazed bay window to front. Gas coal effect fire. Radiator. Door to:

Dining Room

2.71m x 2.98m (8' 11" x 9' 9")

Double doors to rear leading to conservatory. Radiator. Door to:

Kitchen

2.90m x 2.94m (9' 6" x 9' 8")

Double glazed window to rear. Range of eye level units. Range of base level units with cupboards and drawers. Sink and drainer unit with mixer tap over. Tiled flooring. Electric cooker, Hob and extractor fan. Space for fridge. Part tiled. Built in understairs walk in cupboard. Door to:

Utility Room

1.68m x 1.93m (5' 6" x 6' 4")

Double glazed window to side. Worktop surface. Tiled flooring. Plumbing for washing machine. Space for freezer. Wall mounted boiler for hot water and central heating. Single drainer sink with mixer tap over and cupboard underneath. Door to rear. Radiator. Door to:

Cloakroom

Double glazed window to side. Tiled flooring. Low level WC. Hand wash basin. Tiled splashback. Radiator.

Conservatory

2.88m x 4.75m (9' 5" x 15' 7")

Double glazed windows to sides and rear. Double glazed patio doors to rear. Laminate style flooring. Radiator.

Landing

Airing cupboard. Loft with lighting and retractable ladder, part boarded flooring. Door to:

