



1, Riverbank

Rowsley, DE4 2DY

A three bedroomed semi-detached home conveniently located in the village of Rowsley, benefitting from a pretty rear garden, off – road parking for one vehicle and excellent lockable storage/ garage. This beautifully presented home has accommodation arranged over two floors and is offered to the market with no onward chain.

A composite front door opens to an entrance hall with stairs to the first floor and access to the ground floor accommodation. A dual aspect sitting room has a garden aspect with a cassette style fireplace. The main living space is a dining/ kitchen with two sets of doors opening to the garden allowing natural light to fill the room. This versatile space is currently used as a dining area. The adjoining kitchen features a range of contemporary style high gloss units with worktops over, incorporating a stainless



- Three bedroomed semi-detached family home in the village of Rowsley
- Off – road parking for one vehicle
- Home office
- No onward chain
- Dining kitchen opening to rear garden
- Half garage/ storage
- Master bedroom with en- suite
- Patio area with level lawn
- Two reception rooms
- Family bathroom



steel sink and drainer, undercounter dishwasher, washing machine, fridge, freezer, four burner induction hob with extractor head over, oven and integral microwave. Accessed from the dining/kitchen is a cloakroom/WC and a home office with a range of fitted storage and front facing aspect.

Stairs rise to the first-floor landing with access to all rooms. The master bedrooms enjoys a front facing aspect with fitted wardrobes and adjoining en- suite. The en-suite features a low flush WC and countertop wash basin. Bedroom two is a front facing double bedroom with a pleasant outlook. Bedroom three is a single bedroom currently being used as a study. A family bathroom completes the accommodation featuring a low flush WC, countertop washbasin and bath with chrome shower over.

Fronting the property is off- road parking for one vehicle leading to store/ half garage. The front of the property features a path and garden. To the rear of the property is a garden laid to lawn with deep floral borders and patio terrace.

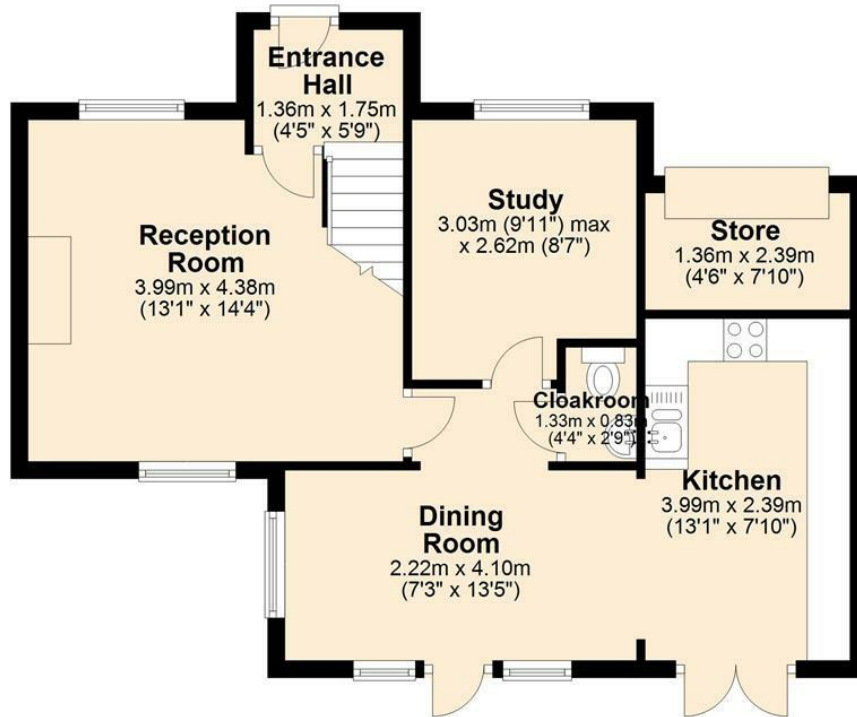






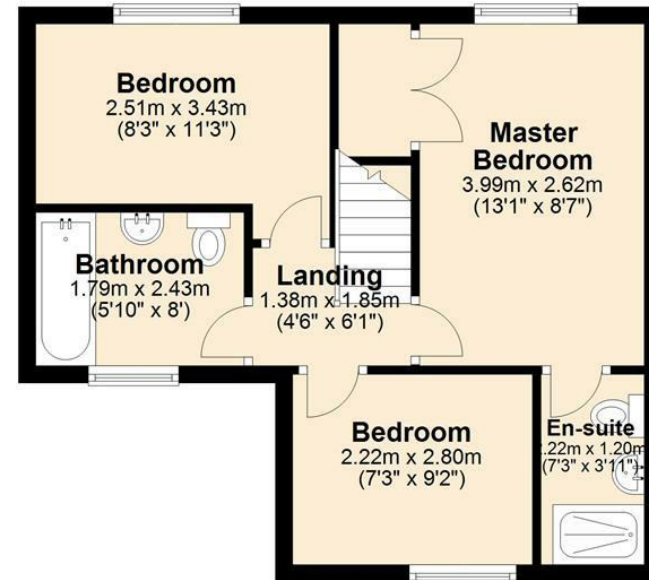
Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



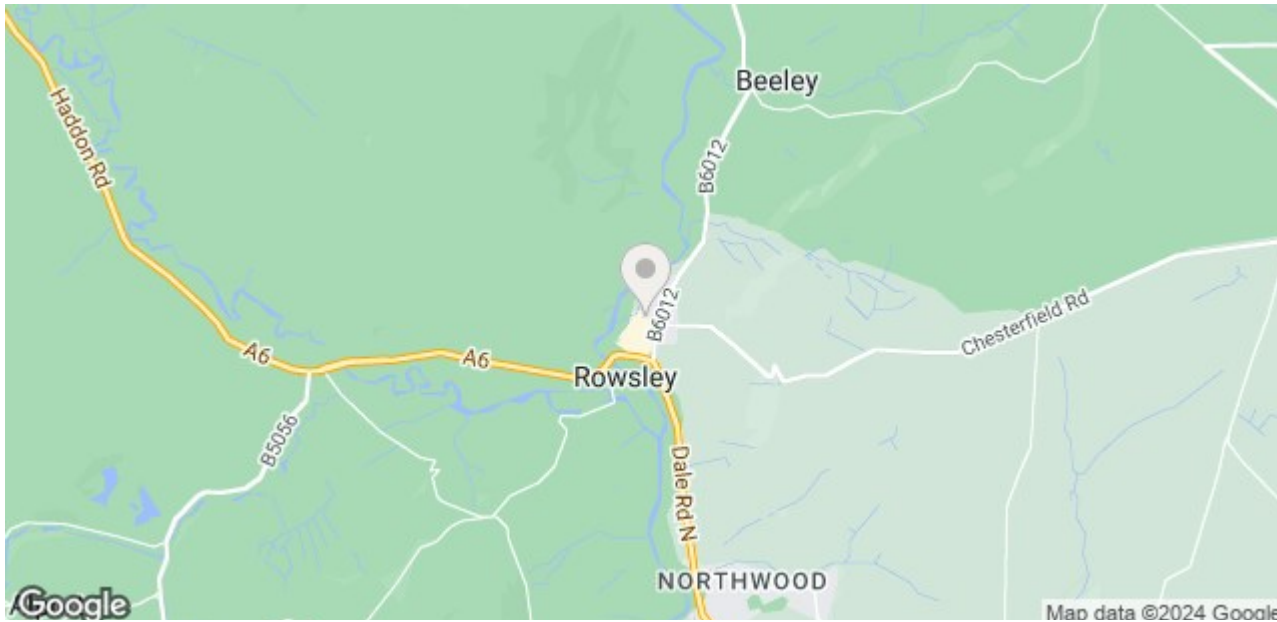
First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 90.6 sq. metres (975.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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