

- Four Bedrooms
- Kitchen / Dining Room
- Cloaks WC
- EPC Rating C

- Master En suite
- TV Room
- Garage

- Lounge
- Bathroom
- Council Tax Band C

An extended and much improved 4 bedroom, semi detached house, providing particularly spacious and well proportioned family accommodation, within this sought after village. With gas fired central heating and sealed unit double glazing, this property has many features, making it an exceptional contemporary property. The Reception Hall, with tiled floor, leads to the Cloakroom/WC with modern white suite with wc and wash basin. The focal point of the 24' dual aspect Lounge is a contemporary fireplace. There are wall lights, mood lighting and French doors to the rear garden. The 28' Breakfasting Kitchen is well fitted with modern, wall and base units with two electric ovens inset sink set into solid worktops and central island with electric hob. French doors open to the rear garden and a door to the TV Room which has been created out of one of the garages and would convert back if required. Stairs lead from the hall to the First Floor Landing. The dual aspect 24' Master Bedroom is particularly generous and opens through to the En Suite Shower/WC, with wc, his and hers wash basins with mirror over and shower enclosure with rainhead and hand held showers. Bedroom 2 is to the front, with Bedroom 3 to the rear and Bedroom 4 to the front. The family Bathroom/WC has a wc, wall mounted wash basin and roll top bath with central mixer tap. The Garage has an electric roller door.

Externally, the Front Garden is block paved with a well stocked bed, pedestrian gate and 2 sets of double gates, providing access to the garage and parking area. The Rear Garden has a block paved patio area, raised deck and a range of plants and shrubs.

Rowan Drive is well placed for local schools, good choice of pubs and restaurants, choice of shops and a range of sporting and leisure facilities.

Reception Hall

Cloaks WC

Lounge 24'2" x 13'6" (7.37 x 4.14)

Kitchen / Dining Room 28'8" x 11'6" (8.76 x 3.51)

TV Room 15'3" x 11'6" (4.65 x 3.51)

First Floor Landing

Bedroom 1 18'6" x 24'0" (5.66 x 7.32)

En Suite

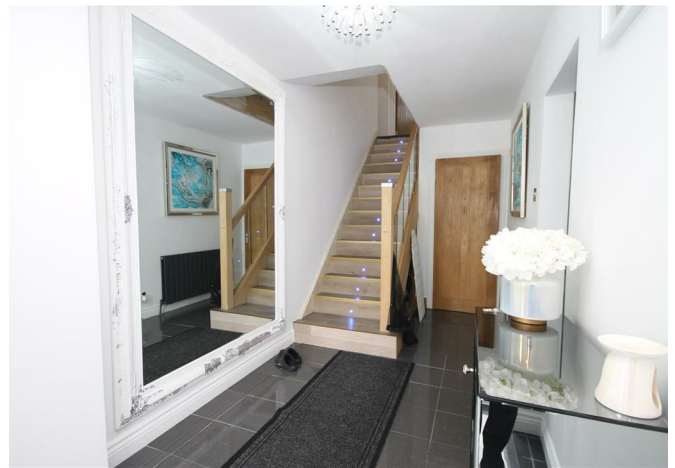
Bedroom 2 12'11" x 10'2" (3.96 x 3.10)

Bedroom 3 10'11" x 10'5" (3.35 x 3.20)

Bedroom 4 10'0" x 6'11" (3.07 x 2.13)

Bathroom WC 7'6" x 5'6" (2.29 x 1.68)

Garage 16'11" x 10'5" (5.18 x 3.20)





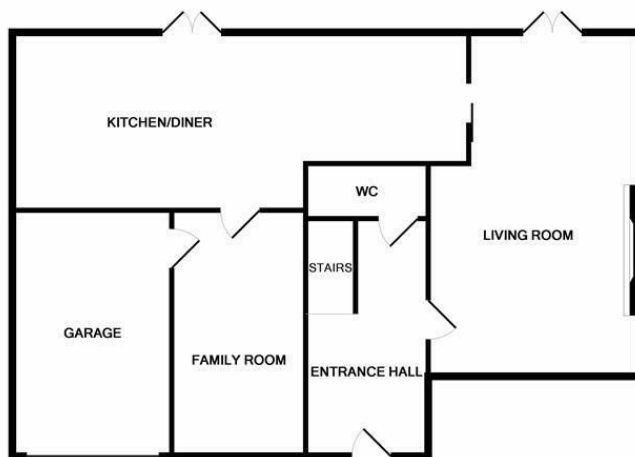
Energy Performance: Current C Potential B

Council Tax Band: C

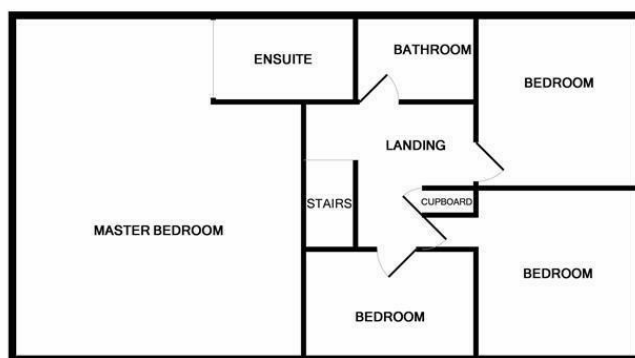
Distance from School:

Distance from Metro:

Distance from Village Centre:



GROUND FLOOR
APPROX. FLOOR
AREA 997 SQ.FT.
(92.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 864 SQ.FT.
(80.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1861 SQ.FT. (172.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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