



Elliot Heath
ESTATE AGENTS

4 Rose Meadow Dassels, Braughing
Guide Price £835,000

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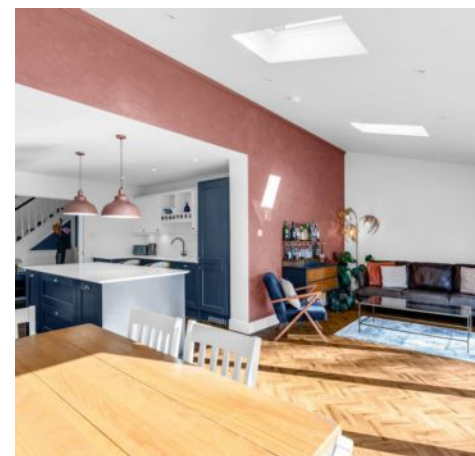
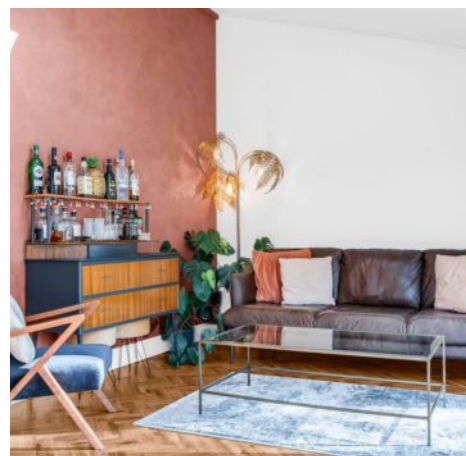
Braughing, Ware

Beautiful detached home in private cul de sac, rural location. Extensively refurbished with 4 beds, en suite, double garage, secluded garden. Village amenities & easy access to A10/A120. No chain. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



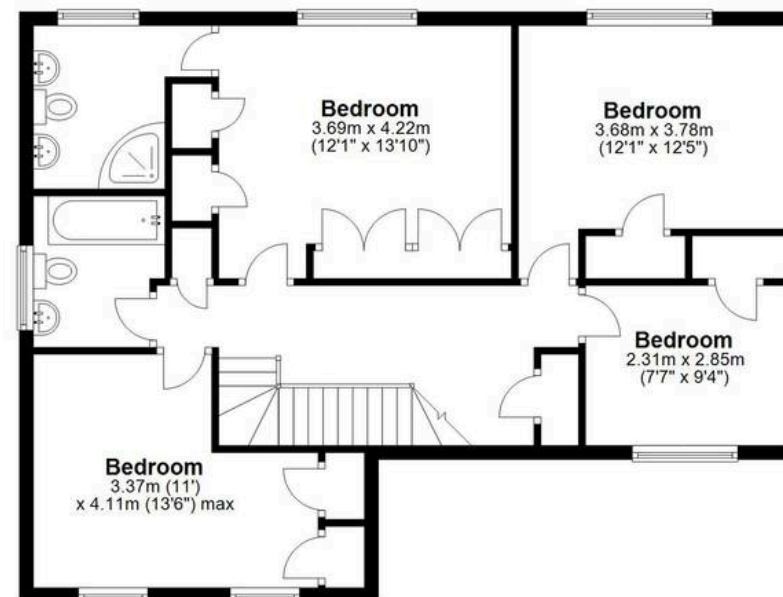
Ground Floor

Approx. 130.0 sq. metres (1399.7 sq. feet)



First Floor

Approx. 75.4 sq. metres (812.0 sq. feet)



Total area: approx. 205.5 sq. metres (2211.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With stairs rising to first floor landing, under stairs storage cupboard, radiator, herringbone Karndean flooring, panelling to half height. doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, pedestal wash hand basin, panelling to half height, herringbone Karndean flooring, radiator.

Study

5' 11" x 8' 6" (1.80m x 2.58m)

With double glazed window to front aspect, radiator, dado rail.

Studio/Family Room

14' 0" x 9' 0" (4.26m x 2.74m)

With double glazed window to side aspect, radiator, Karndean flooring, fitted storage cupboards, door to:

Utility

With door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring.

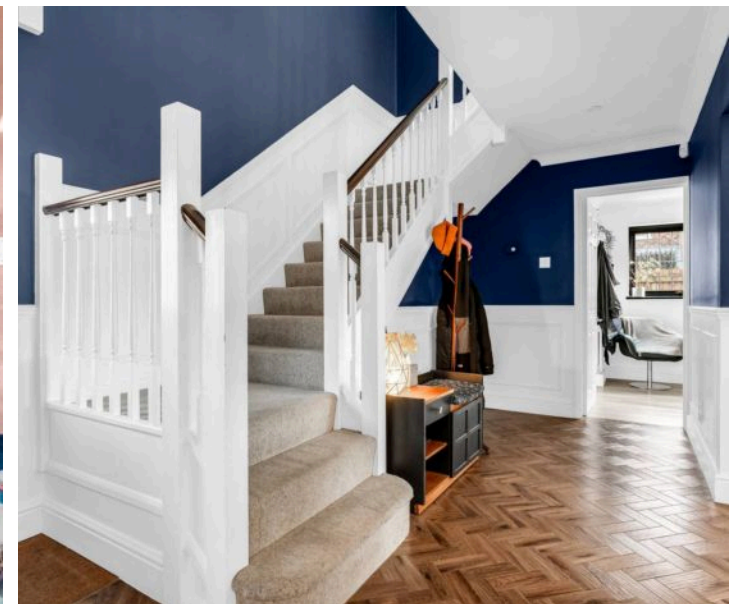
Kitchen

Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, island unit/breakfast bar, fully integrated, herringbone Karndean flooring, open to:

Dining/Family Room

9' 7" x 22' 7" (2.93m x 6.89m)

With double glazed window and bi fold doors opening onto the rear garden and two skylight windows, radiator.



First Floor Landing

With two built in storage cupboards, radiator, panelling to half height, loft access and doors to:

Bedroom One

12' 1" x 13' 10" (3.69m x 4.22m)

With double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large tiled shower cubicle, vanity unit with two inset wash hand basins, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

Bedroom Two

12' 1" x 12' 5" (3.68m x 3.78m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboard.

Bedroom Three

11' 1" x 13' 6" (3.37m x 4.11m)

With two double glazed windows to front aspect, radiator, built in wardrobe cupboards.

Bedroom Four

7' 7" x 9' 4" (2.31m x 2.85m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

To the front the property benefits from mature planting and access to the rear garden.

REAR GARDEN

To the rear there is a landscaped secluded garden laid to lawn with raised beds and borders and an ample patio seating area, metal garden shed and greenhouse.

DRIVEWAY

4 Parking Spaces

To the front of the property there is a gravel driveway providing off street parking with a further block paved drive providing further off street parking.

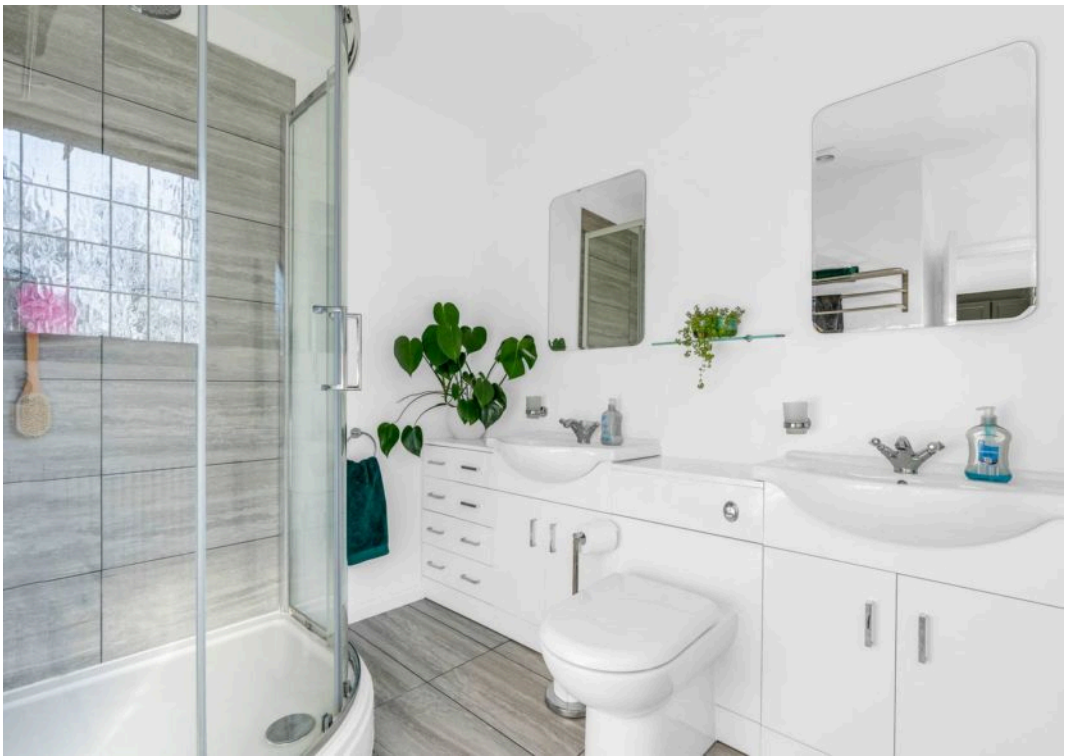
GARAGE

Double Garage

Two garages with electric remote control doors to front aspect measuring approximately 5.70 x 2.51 (18'8 x 8'3). One garage provides access to a store at the rear measuring approximately 2.31 x 2.31 (7'7 x 7'7), the second garage has a personnel door to the rear garden, both with light and power connected.









Elliot Heath Estate Agents

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