



Starling Close, £385,000

- Council Tax Band - F
- Detached four bedroom family home
- Village location
- Ideal for commuters, close to train station
- Driveway
- Gardens
- EPC Rating: C



 4  2  4



About the property

We welcome to the market this detached four bedroom family home in a secluded spot in the village of Rogiet. Located in a quiet cul de sac overlooking an open field, this well proportioned home is perfect for any growing family. Downstairs it offers plenty of living space with Living room, dining room and conservatory. The garage has also been converted into a further reception room, an ideal office, play room or even a downstairs bedroom if required. The kitchen has good storage and boasts solid wood worktops, There is also a useful utility room and downstairs WC. Upstairs, you will find four bedrooms with an en suite to the master. Outside there is an enclosed garden and parking for two vehicles to the front.

The village of Rogiet is an ideal location for commuters with easy access to Severn Tunnel Train Station and a short drive to the M4. The local primary school is located in the village along with a park and playing fields making this the ideal location for a family.





Accommodation

Entrance Porch

Door to hallway. UPVC double glazed windows to front and sides.

Hallway

Stairs to first floor. Doors to lounge, kitchen and sitting room.

Lounge

16' 9" x 11' 1" (5.11m x 3.38m)

Feature fireplace. Dado rail. Window to front elevation. Radiator. Double doors to dining room.

Dining Room

9' 9" x 9' (2.97m x 2.74m)

Wood laminate flooring. Dado rail. UPVC double glazed French doors to conservatory. Radiator.

Conservatory

11' 8" x 8' 2" (3.56m x 2.49m)

UPVC double glazed windows to side and rear. French doors to side leading onto garden.

Reception Room

15' 9" x 8' 2" (4.80m x 2.49m)

UPVC double glazed window to front elevation. Radiator.

Kitchen

A well appointed kitchen fitted with a range of base units with wooden worktops incorporating a Belfast style sink and drainer. Wall cupboards. Tiled splashbacks. Space for fridge freezer. Space for range style oven with cooker hood over. UPVC double glazed window. Door to utility room.

Utility Room

Base unit with wooden worktop incorporating a sink and drainer. Plumbing for washing machine and dishwasher. Tiled splashbacks. UPVC double glazed door to garden. Radiator.

Cloakroom/Wc

Comprising close coupled WC and wash hand basin. UPVC double glazed window. Tiled splashbacks. Radiator.

First Floor

Doors to bedrooms, bathroom and cupboard.

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Floorplan



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