





Presenting this wonderful, modern three bedroom detached home, situated on the popular Rolleston Manor development. It offers ample off-road parking and includes a garage (with partial conversion). Inside, the home features an entrance hall, cloakroom/WC, and a dual aspect spacious lounge. The modern kitchen/diner has been refitted since build, providing more storage and a more ergonomic design. Leading off the kitchen is a useful utility room. On the first floor, you'll find three spacious bedrooms, with the main bedroom boasting an en-suite shower room. The family bathroom features a white three-piece suite.

Outside, the front of the property offers a tarmacadam driveway leading to the garage. The rear garden is primarily laid to lawn with a large decked patio area for outdoor enjoyment.

Viewings by appointment only.



Hallway

With a composite front entry door leading into, UPVC double glazed partially frosted double glazed window to the front elevation, tiled flooring throughout, staircase rising to the first floor landing, central heating radiator, smoke alarm, doorbell chime and thermostat. Internal doors lead to:

Lounge

Featuring dual aspect views to both front and elevations with 2x UPVC double glazed units, two central heating radiators, TV aerial point and ethernet ports.

Cloaks/WC

Featuring a low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor throughout, central heating radiator and extractor fan.

Kitchen/Diner

Since build, the kitchen has been refitted to allow for more ergonomic use and further storage space and comprises of a range of matching base and eye-level storage cupboard and drawers with wood block effect drop edge preparation work surfaces with complementary tiling surrounding. A range of integrated appliances include a ceramic sink with spray mixer tap, 4 ring induction hob with stainless steel extractor hood, oven and grill, dishwasher, corner carousel units, fridge, freezer and pull out larder storage cupboards, central heating radiator, UPVC double glazed French doors with adjoining double glazed units leading to the rear garden, spotlighting to ceiling and internal door leading to:



Utility Room

With a UPVC double glazed window to the rear elevation, tiled flooring throughout, base level storage cupboard and drop edge preparation work surface with a built-in stainless steel sink and drainer with mixer tap, combination central heating gas boiler, eyelevel storage unit, plumbing space for freestanding under counter white goods, carbon monoxide detector, extractor fan and door leading to a useful under stairs storage cupboard which houses the consumer unit and a telephone point.







Landing

With a UPVC double glazed window to the rear elevation, central heating radiator, useful overstairs cupboard with eye level shelving, smoke alarm, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, internal door leading to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower and suite comprising of low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen and tiling to both floor and wall coverings, central heating radiator, extractor fan and spot lighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three piece bathroom suite comprising the low-level WC, pedestal wash hand basin with mixer tap, panel bath unit with mixer tap, tiling both floor and partial wall coverings, central heating radiator, extractor fan and spot lighting to ceiling.



Garage

Accessed via a side entry door from the garden:With a UPVC double glazed side entry door with timber framed storm porch leading to: approximately 2/3 of the garage space has been converted to create a utility and living space.

To the rear of the room are eye and base level storage units with drop edge preparation work surfaces, appliance space for undercounter white goods, tiled floor throughout, access into loft space via loft hatch and ethernet port.

Outside

The rear elevation features a timber deck patio area ideal for entertaining with enclosing timber fence panels and timber posts throughout. The majority of the garden is laid to lawn with a landscaped paved pathway leading to the gated side entry and pathway leading to the rear of the converted garage. Sleeper beds with soil borders house of variety of mature plants. Behind the garage is a purpose built timber frame shed, perfect ideal for storage. The property has outside lighting, outside tap and electric powerpoints.









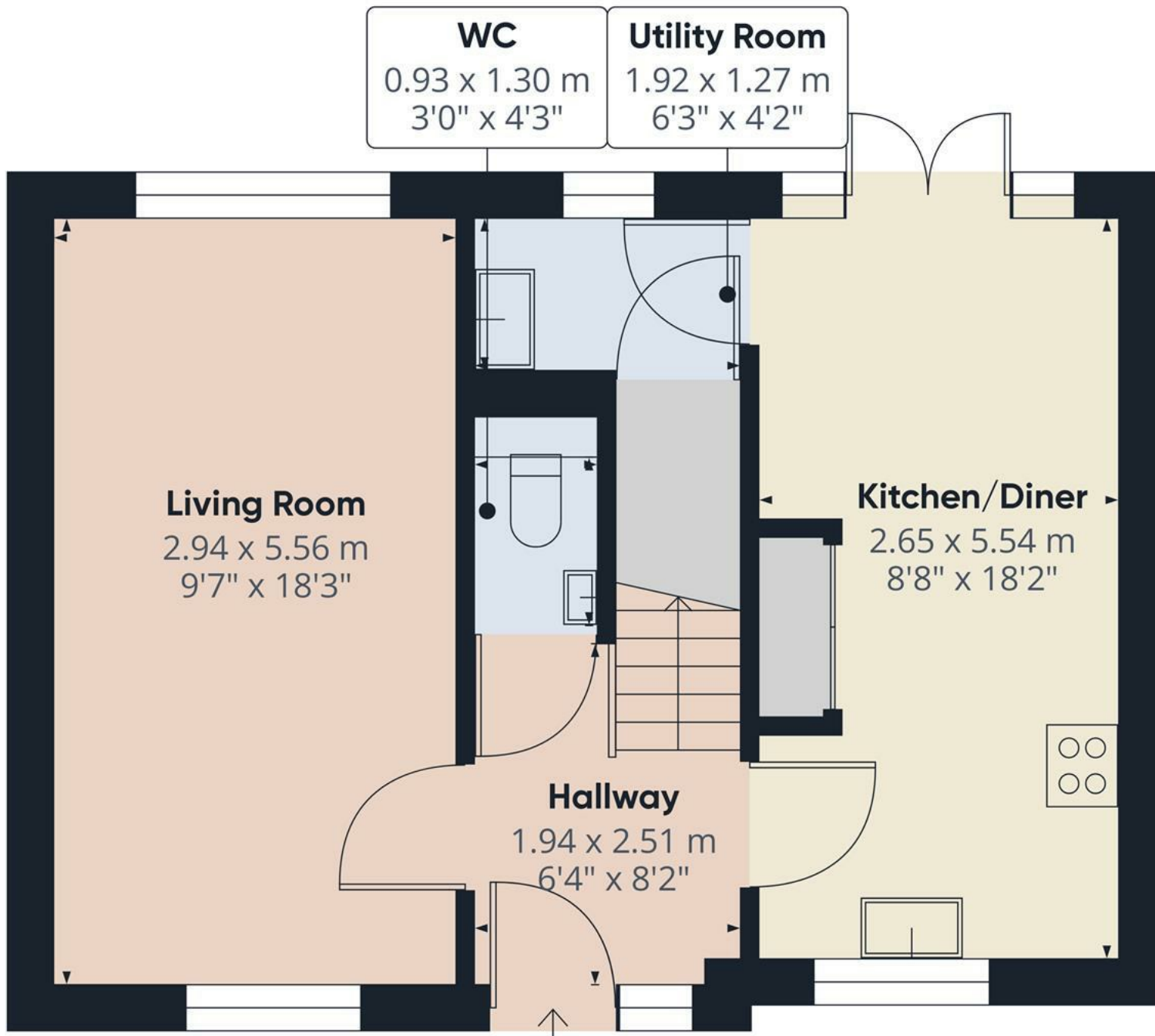
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC





Approximate total area⁽¹⁾

42.43 m²

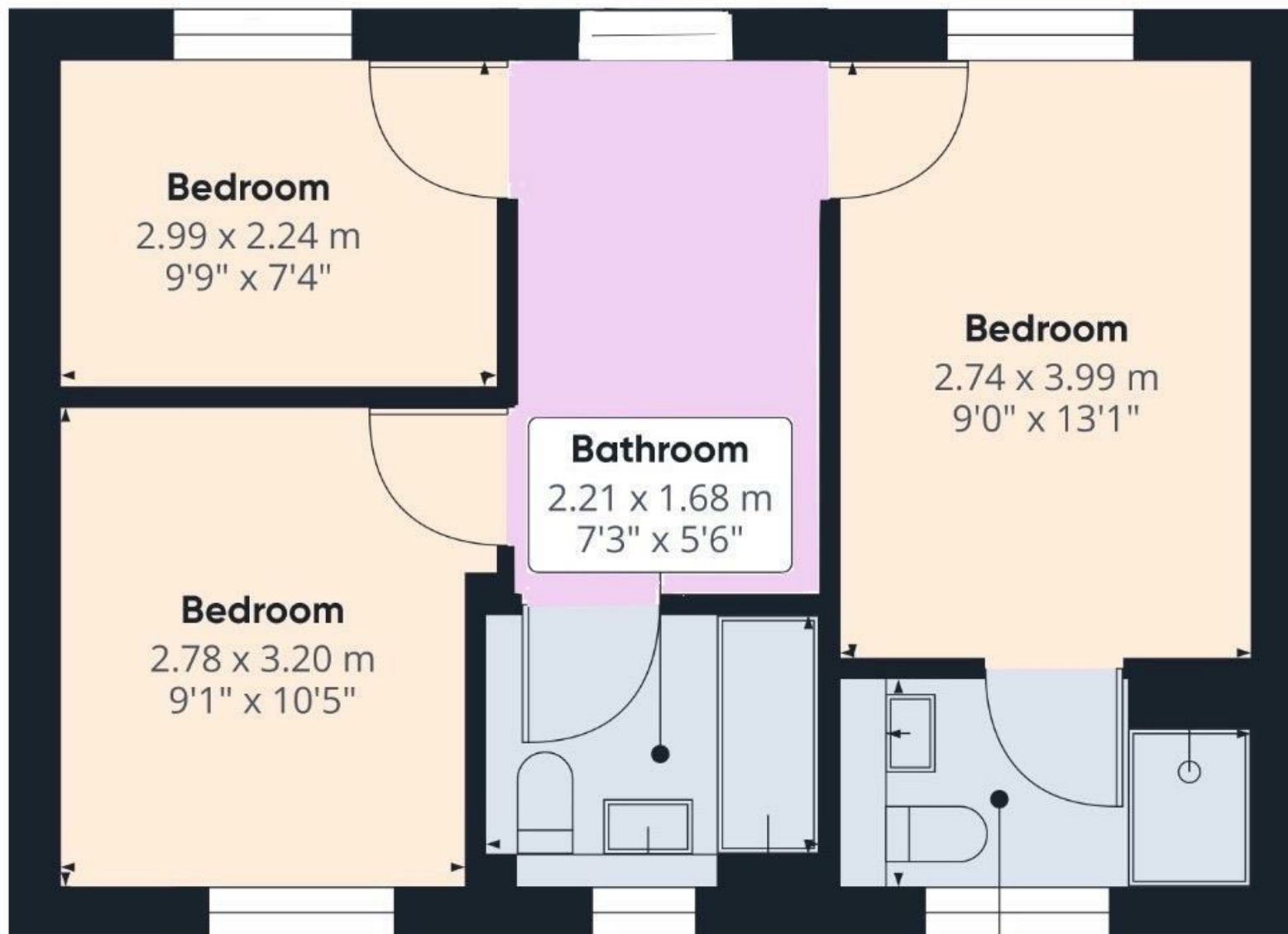
456.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Floor 0 Building 1

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Bedroom
2.99 x 2.24 m
9'9" x 7'4"

Bedroom
2.74 x 3.99 m
9'0" x 13'1"

Bathroom
2.21 x 1.68 m
7'3" x 5'6"

Bedroom
2.78 x 3.20 m
9'1" x 10'5"

En-suite
2.54 x 1.45 m
8'4" x 4'9"

Approximate total area⁽¹⁾
34.5 m²
371.35 ft²

(1) Excluding balconies and terraces

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