



36 Rooklands
Scotter, DN21 3TT
£299,950

Bella
properties

Presenting a delightful four bedroom detached house available for sale in a sought-after village. Marketed by Bella Properties, this property is a perfect choice for families seeking a sought after village but with a well-connected location, with the home perfectly positioned within access to local amenities.

Internally, the property briefly comprises the entrance porch and hallway, spacious open plan, lounge and diner, kitchen with its own separate utility area, W/C, garage and conservatory all on the ground floor. To the first floor, this home boasts four well-proportioned bedrooms, providing ample space for a growing family, all served by the landing, Completing the first floor is a well-appointed bathroom. Finally, to the second floor is a loft room, hobby room and additional storage area! With off road parking, two additional garages and well presented gardens to the front and rear, this fantastic family home is now ready for viewings!



Porch 4'7" x 4'9" (1.4 x 1.45)
Entrance to the property is via the front uPVC door and into the porch. Internal door leads to the hallway.

Hallway
Wooden flooring with coving to the ceiling, central heating radiator and internal doors leading to the kitchen, lounge/diner and storage cupboard. Carpeted stairs lead to the first floor accommodation.

Lounge/Diner 24'3" x 11'11" (7.41 x 3.64)
Wooden flooring with coving to the ceiling, central heating radiator, gas fireplace set on brick surround and uPVC window facing to the front of the property. uPVC French doors lead to the conservatory.

Kitchen 9'11" x 12'10" (3.03 x 3.92)
Tiled flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary counters and tiled splashbacks.

Utility 5'6" x 10'5" (1.68 x 3.2)
Tiled flooring with coving to the ceiling, uPVC window facing to the side of the property and space and plumbing for white goods.

W/C 3'1" x 5'5" (0.95 x 1.66)
Downstairs W/C with uPVC window facing to the rear and side of the property.

Conservatory 5'11" x 11'8" (1.82 x 3.56)
Tiled flooring with uPVC windows and doors to the rear garden.

Garage 18'2" x 10'5" (5.56 x 3.2)
Accessible from the utility, with uPVC window facing to the front of the property.

Landing
Carpeted with coving to the ceiling and internal doors leading to the four bedrooms and family bathroom.

Bedroom One 9'3" x 15'1" (2.84 x 4.61)
Carpeted with coving to the ceiling, built in wardrobe, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Two 11'7" x 12'1" (3.55 x 3.7)
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bedroom Three 8'7" x 15'11" (2.64 x 4.86)
Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bedroom Four 12'3" x 10'11" (3.75 x 3.33)
Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bathroom 9'3" x 7'10" (2.84 x 2.41)
Wooden flooring with central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, sink and toilet. Includes built in storage cupboard.

Loft Room 18'0" x 11'10" (5.51 x 3.61)
Carpeted with uPVC window facing to the side of the property.

Hobby Room 15'2" x 11'10" (4.63 x 3.61)
Handy hobby room with internal door to additional storage area.

Storage
Storage space off the hobby room.

External
To the front of the property is a well presented lawned garden with a driveway for off road parking. The driveway leads to the rear of the property, through a gate where you will find a good sized lawned garden, and two further garages.

Disclaimer







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.