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BEN
CADE



1 West Street, Roxby, DN15 0BS

Offers In Excess Of £325,000

An incredible flexible home with excellent floorspace in the pretty village of Roxby, completely re furnished within the last few years including the electrics, double glazing, heating system, kitchen, both bathrooms and decor throughout. It also sits on a lovely plot with private and secure gardens with an excellent covered seating area to the side too. The bespoke kitchen is very well specced with a high quality finish and both the upstairs and downstairs bathrooms are equally well finished. Please check the floor plan to see the flexibility of the layout, it has annexe potential too with a downstairs bedroom and bathroom. Outside at the front there is ample parking, access to the tandem length garage and you are a very short walk to open countryside. Viewings are available by appointment, please get in touch to book yours.

Entrance hall 13'5" x 10'7" max (4.09 x 3.24 max)

W.C.

Lounge diner 21'10" x 21'3" max (6.67 x 6.48 max)



Kitchen 14'0" x 12'9" (4.27 x 3.90)



Utility 5'10" x 13'10" (1.80 x 4.22)

Shower room 4'9" x 8'11" (1.46 x 2.73)



Sitting room / Bedroom four 15'3" x 8'11" (4.66 x 2.73)



Conservatory 11'8" x 20'8" (3.58 x 6.32)



Games room 12'5" x 15'10" (3.80 x 4.84)



First floor landing

Bedroom one 9'1" x 12'1" (2.78 x 3.70)



Bedroom two 12'3" x 11'11" max (3.74 x 3.64 max)



Bedroom three 9'10" x 12'6" (3.02 x 3.83)



Bathroom 10'10" x 5'6" (3.32 x 1.69)

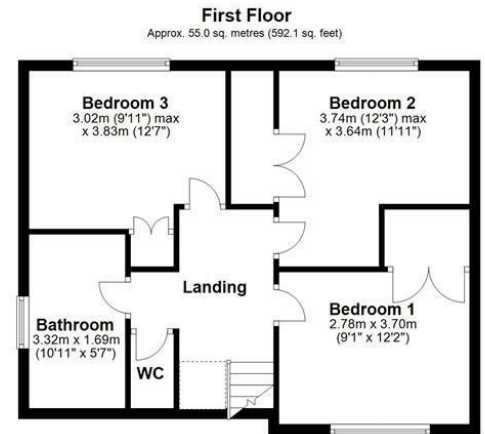
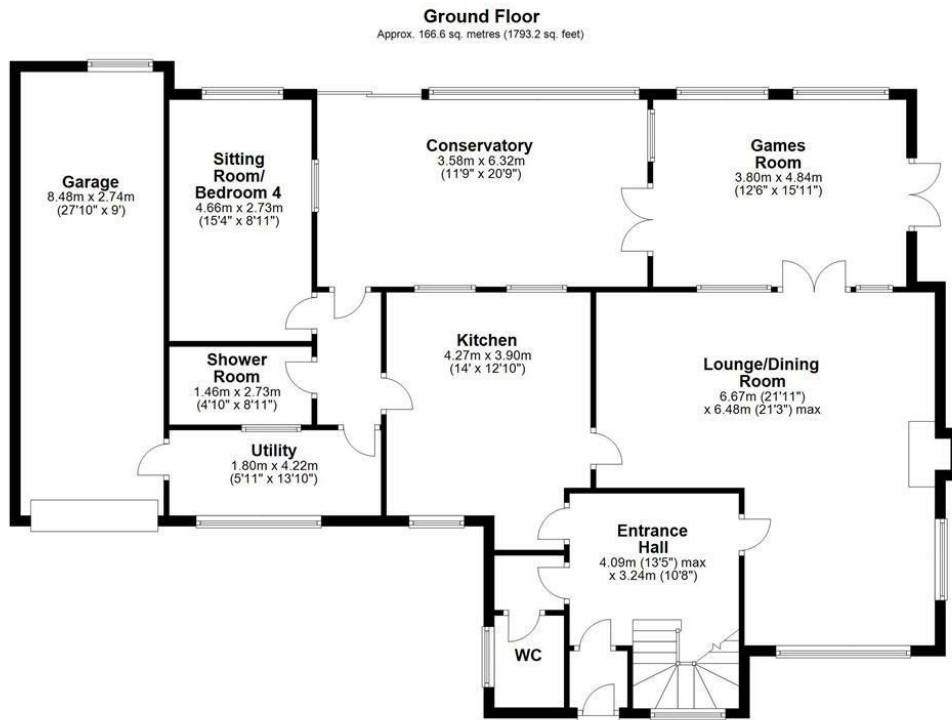


W.C.

Outside

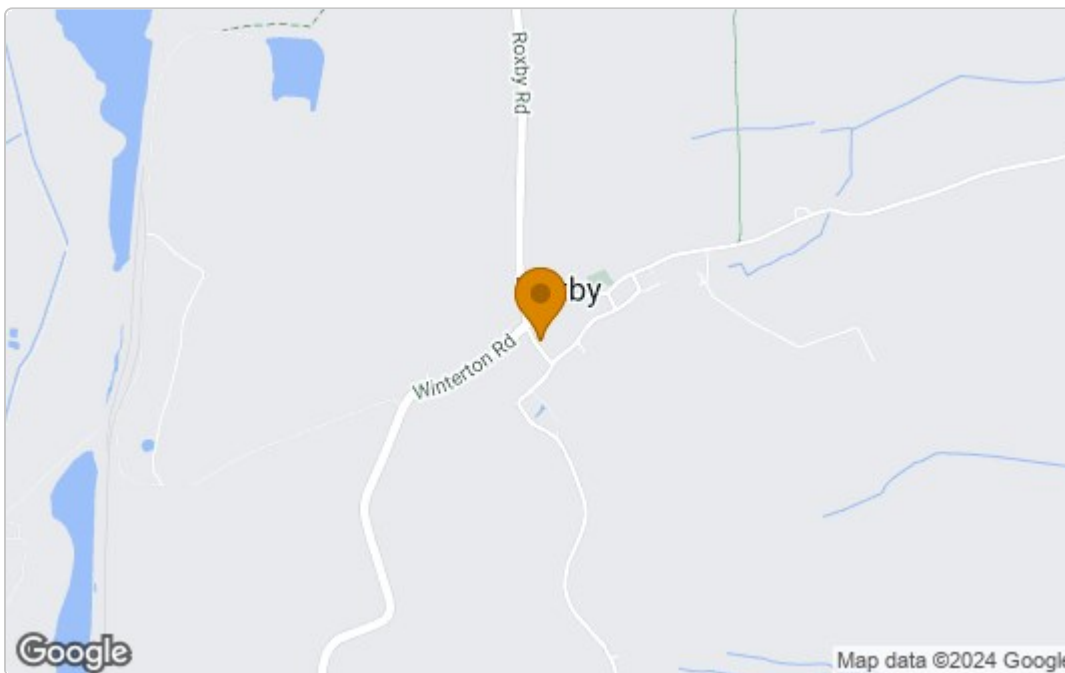


Floor Plan

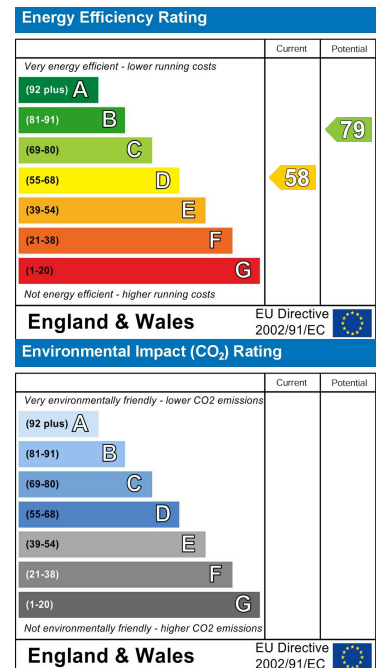


Total area: approx. 221.6 sq. metres (2385.3 sq. feet)

Area Map



Energy Efficiency Graph



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