

APPLETON

A LUXURY BUNGALOW

ROSEACRES, SAWBRIDGEWORTH

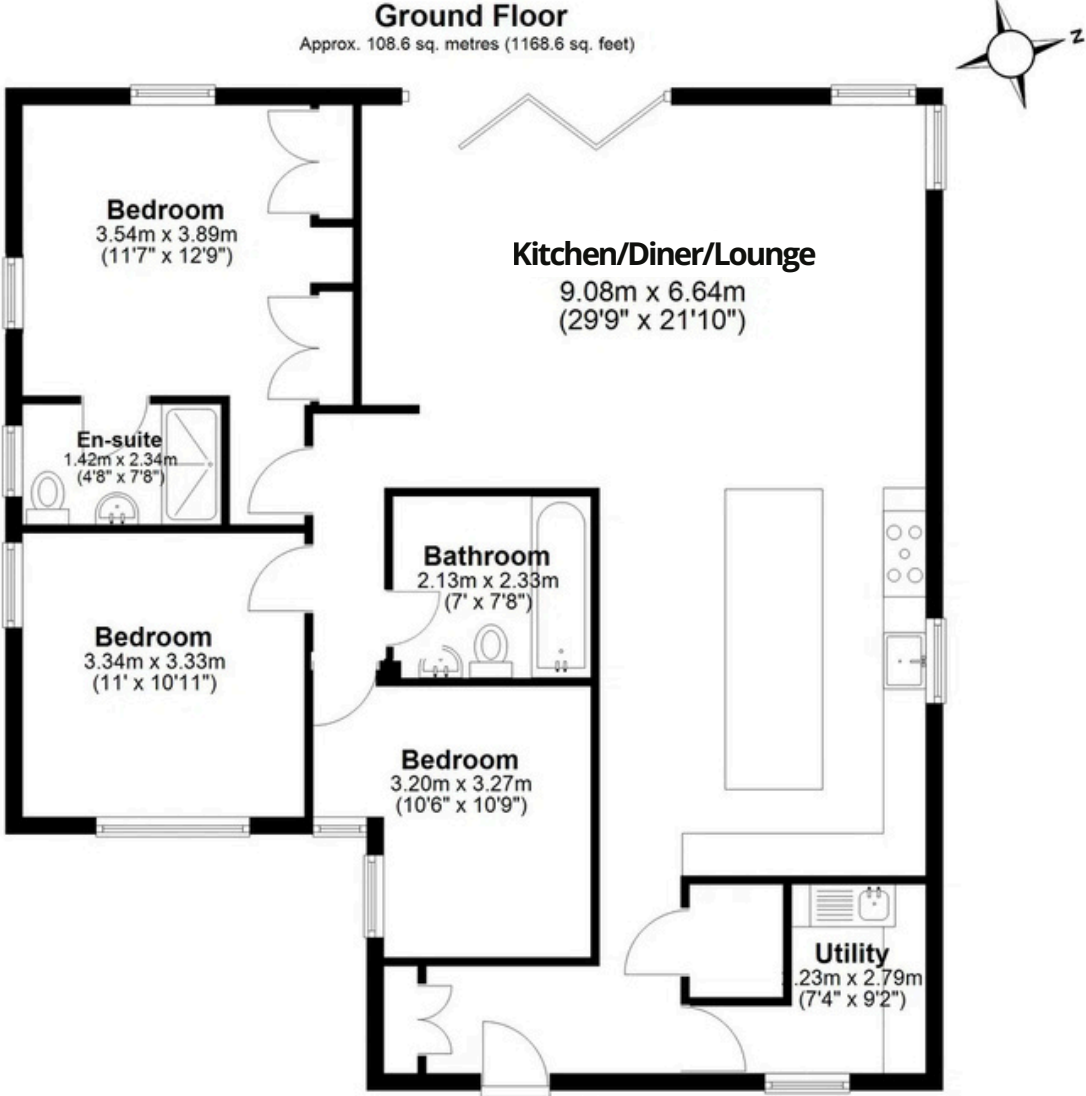




THE RESIDENCE

Appleton is an exceptional one off three bedroom detached bungalow on Roseacres, individually built to a high specification. Featuring vaulted open plan living, bespoke kitchen, West facing garden, EV charging, air source heat pump, and luxury finishes throughout.

FLOOR PLAN



Total area: approx. 108.6 sq. metres (1168.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Roseacres



LOCATION & LIFESTYLE

Set in the prestigious Roseacres, just five minutes' walk from Sawbridgeworth High Street, with its independent shops and cafés. Excellent local schools, including Mandeville Primary School, Leventhorpe Academy, are close by, while the surrounding Hertfordshire countryside offers peaceful walks and easy access to nearby towns and commuter links.

WELCOMING INTERIORS

A wide, light-filled hallway greets visitors, with dedicated storage for coats and shoes, while a well-designed utility room sits neatly behind the kitchen for everyday practicality. Appleton also benefits from extensive loft space, an air-source heat pump, wet underfloor heating, and energy-efficient construction, offering modern comfort and luxury throughout



THE HEART OF THE HOME

The heart of Appleton is a stunning open-plan kitchen, dining, and living space, defined by vaulted ceilings, wood-effect panelling, and abundant natural light. The bespoke kitchen, substantial island, and integrated appliances combine functionality with style, while large glazed doors and distinctive windows create a seamless connection to the West-facing garden.

Specification

- Bespoke flush-fitted cabinetry
- White quartz worktops
- Integrated appliances
- Substantial central island
- Soft-close drawers and doors
- Feature lighting

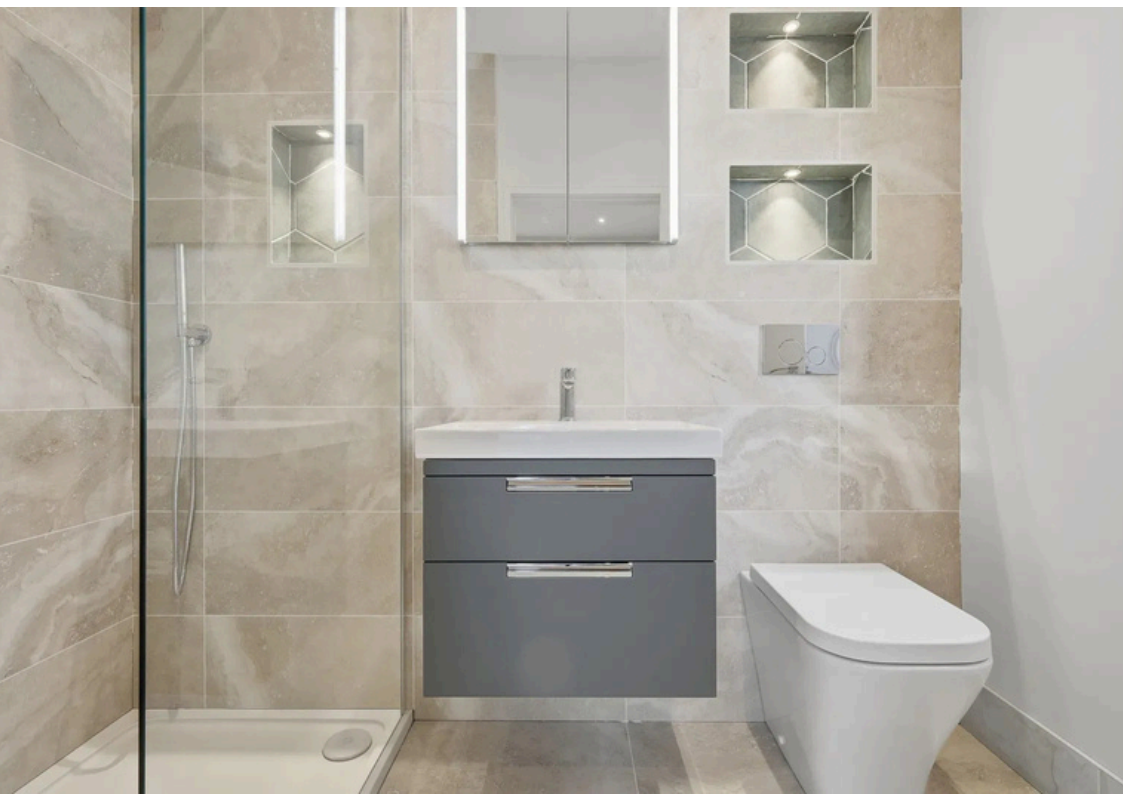






REST & RETREAT

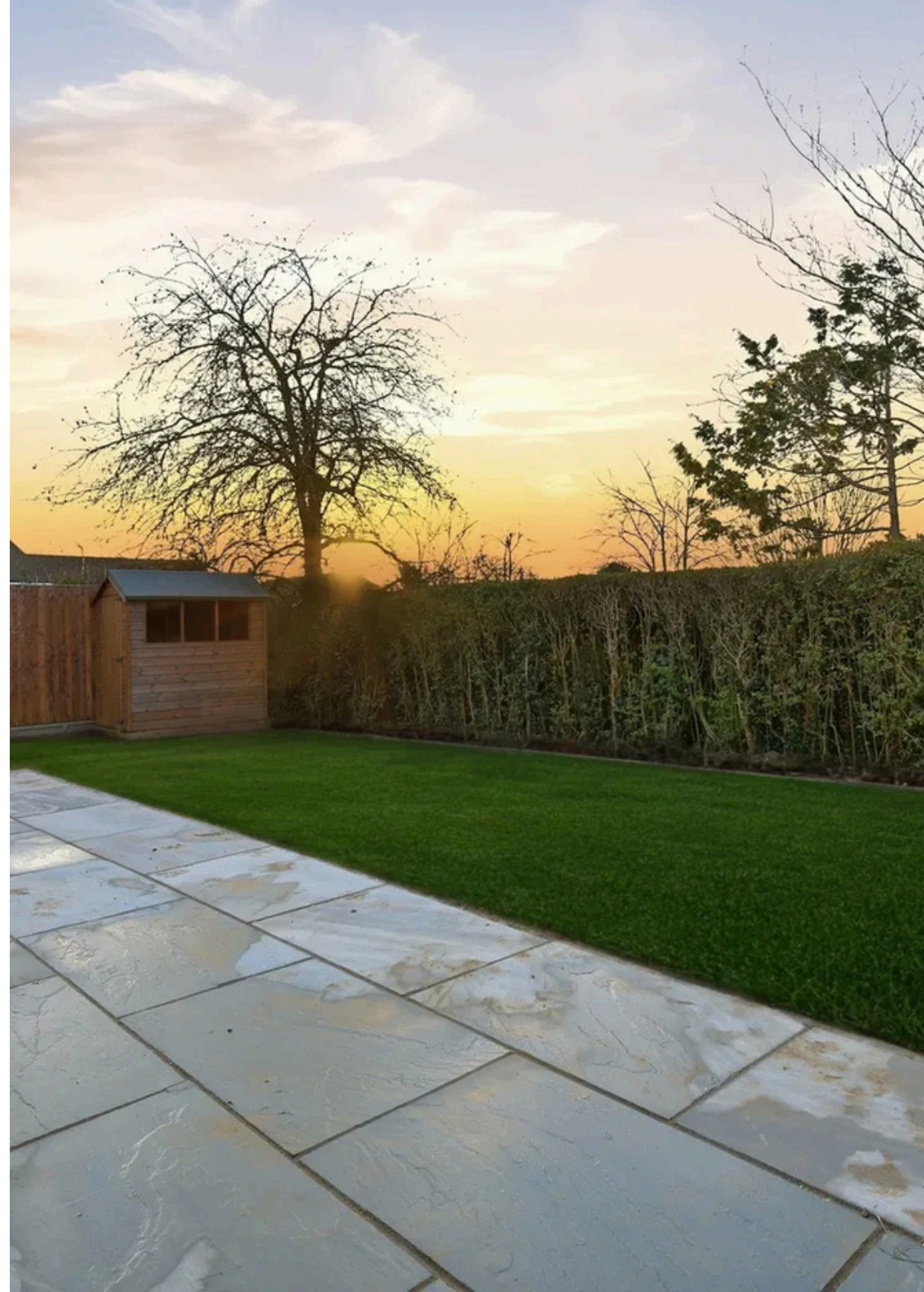
The principal bedroom is a generous double with built-in wardrobes and a stylish en suite overlooking the garden. A second double bedroom faces the front aspect, while a versatile third bedroom is ideal as a guest room, office, or nursery. The family bathroom features a full-size bath and contemporary finishes throughout.





LANDSCAPED SERENITY

The West-facing rear garden is a private, sun-filled retreat, thoughtfully landscaped with patio, decking, and lawn. Side access, fencing, soft planting, and a neatly positioned shed complete this serene outdoor space, ideal for entertaining or quiet relaxation.





SPECIFICATIONS & DETAILS

Property Details

- Property Type: Detached Bungalow
- Bedrooms: 3
- Bathrooms: 2
- Reception Rooms: 1 open-plan
- Loft Space: Extensive

Key Features

- Vaulted ceilings
- Bespoke kitchen with central island
- Air source heat pump
- Wet underfloor heating throughout
- Energy-efficient construction
- Electric car charging point

Outdoor Features

- West-facing rear garden
- Patio and lawn
- Side access on both sides
- Neatly positioned shed

Practical Information

- EPC Rating: TBC
- Council Tax Band: TBC
- Price: *Offers Over* £700,000
- Plot / Land Size: 1168 sq ft

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