



**Rowan Lodge, Kelvedon Road, Inworth CO5 9SH**



**welcome to**

**Rowan Lodge Kelvedon Road, Inworth**

Sitting on a large plot of approx 0.77 acres (STS). Detached bungalow offering three bedrooms, lounge/diner and sitting room. Bathroom and shower room. Garden room which is doubled glazed and has air conditioning installed. Garage.



**Entrance Porch**

Door into. Windows surround and tiled flooring.

**Entrance Hall**

Door into. Laminate wooden flooring and radiator.

**Bedroom One**

15' 9" max x 11' 9" ( 4.80m max x 3.58m )

Window to front. Window to side and radiator.

**Bedroom Two**

10' 4" x 13' 9" max ( 3.15m x 4.19m max )

Window to front and radiator.

**Bedroom Three**

12' 1" x 7' 3" ( 3.68m x 2.21m )

Window to rear and radiator.

**Kitchen**

11' 9" x 15' 9" ( 3.58m x 4.80m )

Two windows to front. Window to side and door to side. Fitted kitchen with 1 1/4 sin unit with mixer tap over. Composite adjoining work surfaces, cupboards under, base units and drawers. Space and plumbing for washing machine, tumble dryer and American fridge/freezer. Composite island top with breakfast bar, under storage and laminate flooring. Classic 90 cooker set into recess and radiator.

**Lounge / Diner**

25' 9" into bay x 10' 5" max ( 7.85m into bay x 3.17m max )

Bay window. Laminate flooring, wood burning stove and two radiators.

**Sitting Room**

15' 3" x 11' 4" ( 4.65m x 3.45m )

Windows to side and rear. Door to rear. Laminate flooring and radiator.

**Bathroom**

Newly installed. Fully tiled three piece suite. Low level w.c, floating vanity wash hand basin, bath with shower over. Tiled flooring, heated towel rail and window to side.

**Shower Room**

Newly installed. Fully tiled three piece suite. Low level w.c, vanity wash hand basin and shower. Heated towel rail, tiled flooring and window to side.

**ExteriorGarden Room**

Double glazed and with air conditioning.

**Garage**

Manual roller door. Window to rear and side access door.



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welcome to

## Rowan Lodge Kelvedon Road, Inworth

- Detached bungalow
- Situated on a large plot of approx 0.77 acre (STS)
- Three bedrooms
- Lounge / diner & sitting room
- Newly installed bathroom and shower room

Tenure: Freehold EPC Rating: E

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105274 - 0003

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