



Rowan Lodge, Kelvedon Road, Inworth CO5 9SH

welcome to

Rowan Lodge, Kelvedon Road, Inworth

**** GUIDE PRICE £680,000 - £700,000 **** Sitting on a large plot of approximately 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

Complete with tiled flooring, double glazed windows surround and a door leading into -

Entrance Hall

A welcoming entrance hall which is complete with laminate laid flooring and one radiator.

Bedroom One

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

A large double bedroom with a double glazed window to the front, a double glazed window to the side and one radiator.

Bedroom Two

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

A large double bedroom with a double glazed window to the front and one radiator.

Bedroom Three

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

A good sized double bedroom with a double glazed window to the rear and one radiator.

Kitchen

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

A beautiful, well appointed and newly installed kitchen which comprises a one and a quarter sink unit with a mixer tap over with adjoining composite work surfaces and tiled splash backs. A range of under cupboards, drawers and matching base units surround the kitchen with space and plumbing for a washing machine, a tumble dryer, an American fridge/freezer and a classic 90 cooker unit with extractor over. The centre piece of the kitchen is a composite topped island which leads into the breakfast bar.

Complete with laminate flooring, one radiator, two double glazed windows to the front, one double glazed window to the side and a door leading to the garden.

Lounge / Diner

25' 9" Into Bay x 10' 5" Max (7.85m Into Bay x 3.17m Max)

a large room with a double glazed bay window to the rear over looking the vast garden and a wood burning stove. Complete with laminate flooring and two radiators.

Sitting Room

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

A well proportioned room with double glazed windows to the side and rear and a complimentary door to the rear. Complete with laminate flooring and one radiator.

Bathroom

A newly installed and fully tiled three piece suite comprising a low level W/C, a floating vanity wash hand basin and a bath with shower over. Complete with tiled flooring, a heated towel rail and a double glazed window to the side.

Shower Room

A newly installed and fully tiled three piece suite comprising a low level W/C, a floating vanity wash hand basin and a shower over. Complete with tiled flooring, a heated towel rail and a double glazed window to the side.

Garden Room

A wooden built garden room with double glazed windows, a set of double patio door and air conditioning.

Garage

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



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Rowan Lodge Kelvedon Road, Inworth

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

Tenure: Freehold EPC Rating: E

guide price

£680,000 - £700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105274 - 0006

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