



VERITY  
FREARSON

ROSEBERRY, MILL LANE, BURTON LEONARD, HG3 3SH

GUIDE PRICE £675,000



# ROSEBERRY, MILL LANE,

*Burton Leonard, HG3 3SH*

'Roseberry' is a superb 3 bedroom detached bungalow, having been beautifully refurbished, revealing breath taking open plan living space with a solid fuel burning stove, open plan living/dining space with doors leading out onto private landscaped gardens, in the sought after village of Burton Leonard.



Kitchen · Sitting/Living/Dining

3 Bedrooms · Bathroom · En-Suite

Ample Off-Road Parking · Large Garage · Landscaped Garden













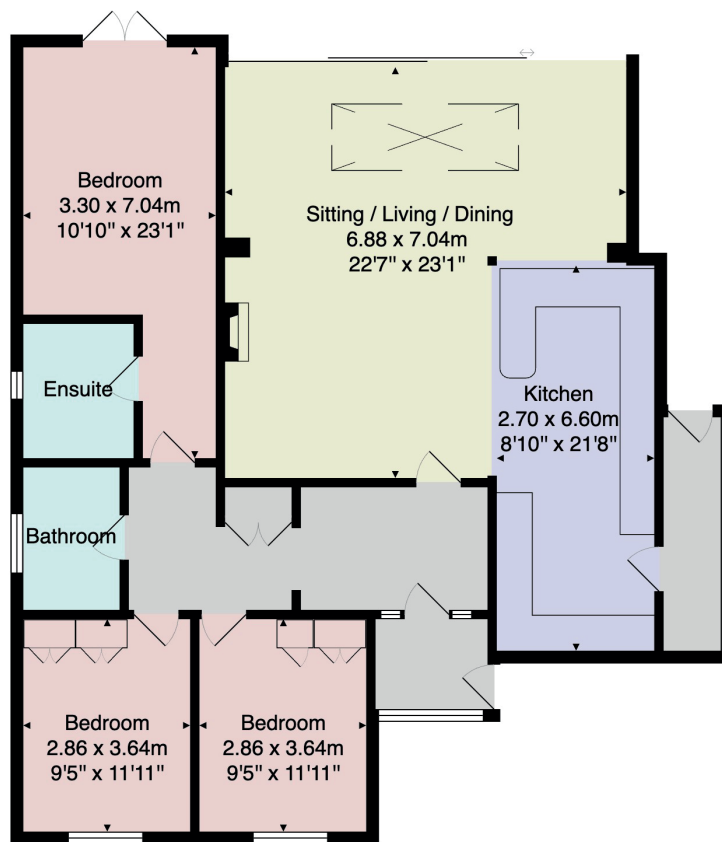
## ACCOMMODATION

With UPVC double glazing, Oak internal doors, and gas fired central heating the property comprises in brief entrance porch, reception hall with cloaks cupboard, amazing open plan living and dining room with a recessed solid fuel burning stove with a beamed mantle over.

Ceiling atrium, solid Oak wooden floors and aluminium sliding doors leading out onto the gardens. Modern cream high gloss kitchen with integrated appliances and porcelain tiled floors. Utility area.

Side entrance porch. Inner hall, spacious master bedroom with double doors to the rear gardens, newly fitted luxurious en-suite shower room with large walk in shower finished in tiling. Two further bedrooms both with fitted wardrobes and newly fitted house bathroom.

# FLOOR PLAN



Total Area: 132.6 m<sup>2</sup> ... 1427 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Outside

Driveway providing ample off street parking.  
Large garage with electric remote controlled door. Workshop.

A particular feature of the bungalow are the beautiful rear landscape gardens. Incorporating porcelain pathways and terrace, shaped lawned area and mature planting.

## Agents Note

The soffits, fascias and gutters have all been replaced with uPVC.

The heating and hot water system have been renewed.

The newly fitted house bathroom and en-suite have been designed and installed by Bathroom Design.

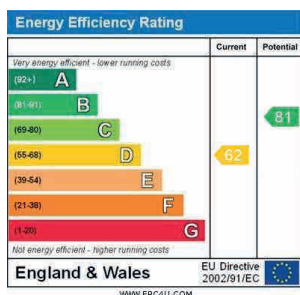
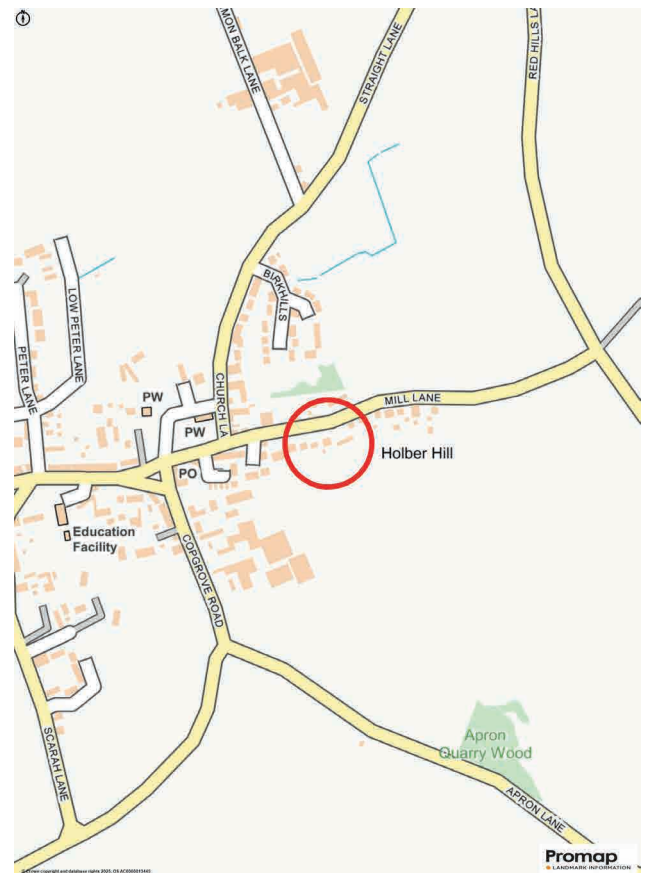
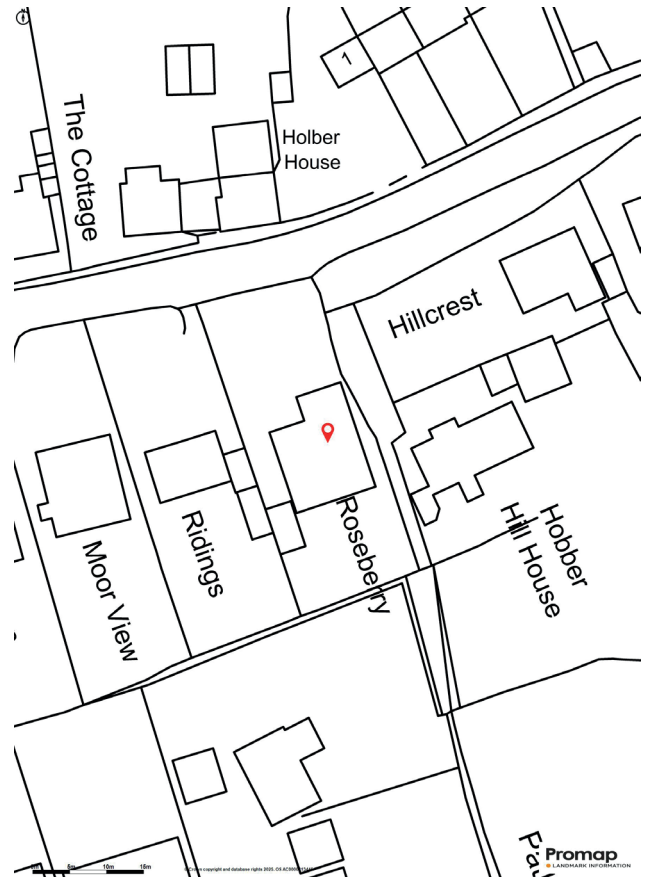
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



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