

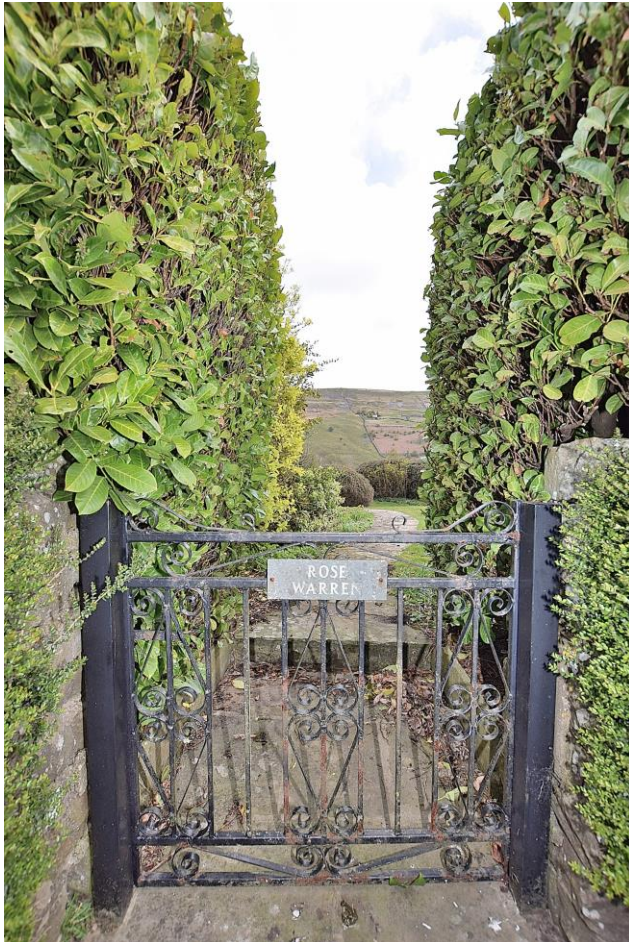
Rose Warren, Reeth



Rose Warren, Arkengarthdale Road, Reeth

Offers in The Region of £495,000

Privately sitting in mature gardens and with stunning views, Rose Warren is a generously proportioned detached property providing versatile living spaces all within a short walk of the centre of Reeth. To the ground floor there is a large living room, a dining room, a conservatory, a snug, a kitchen, the master bedroom and a bathroom. The first floor provides another two double bedrooms. Externally there is a generous South facing garden, driveway parking and a garage. An early inspection is strongly recommended!



Entrance Hallway:

The welcoming hallway is accessed through a part glazed timber door and features parquet flooring, a radiator and a useful understairs cupboard.

Living Room:

The generous living room has a TV point, a radiator, an electric fire with an ornate surround and a large upvc double glazed window with a South facing aspect overlooking the garden.

Dining Room:

A large dual aspect room providing ample space for family dining and having stunning views to the front and side of Fremington Edge.

Snug:

An additional reception room currently used as a home office and having a radiator and a upvc double glazed window.

Conservatory:

A double glazed upvc conservatory creating a lovely space for relaxing and enjoying the garden. A fully glazed door leads to the side of the property.

Kitchen:

Fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and an eye level oven and grill. There is plumbing for a washing machine and dishwasher, space for a fridge freezer and a upvc double glazed window. A fully glazed door leads to the rear lobby.

The lobby provides space for outdoor wear and has a door to the rear of the property.

Master Bedroom:

A double bedroom which is fitted with a range of furniture including wardrobes and a dressing table. There is a radiator and two upvc double glazed windows, one of which gives extensive views of Fremington Edge.

The Ensuite has a walk in shower with a Mira electric shower, a WC and a wash hand basin.

Bathroom:

Fitted with a white suite that comprises a bath with a Mira electric shower, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

First Floor Landing:

With useful eaves storage and an airing cupboard.



Bedroom 2:

A double bedroom with two Velux roof windows, a radiator, generous eaves storage and a upvc double glazed window giving stunning views of Fremington Edge.

Bedroom 3:

A double bedroom with two Velux roof windows, eaves storage and a radiator.

External

The property sits in a private position behind mature planting and has a large South facing lawned garden with well stocked and mature borders.

The garden runs to the side of the property where there is another lawned garden with lovely open views of Fremington Edge.

There is a South facing paved seating area providing an ideal spot for relaxing and taking in the views.

To the rear of the property there is a block paved driveway and parking area providing off street parking, a timber shed and the Garage which has an up and over door.





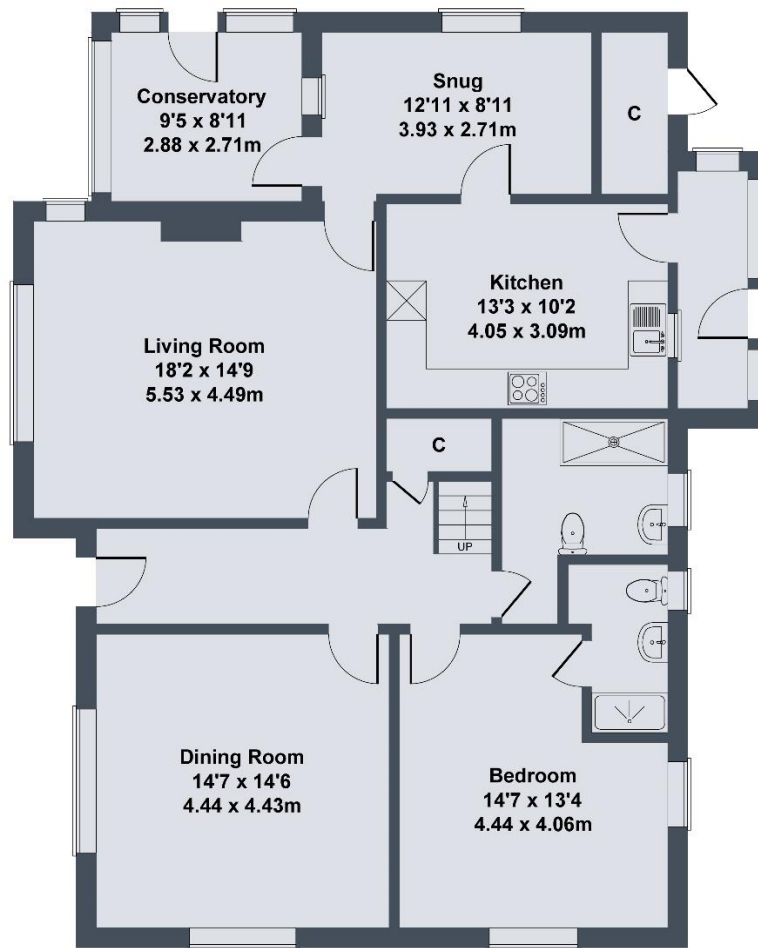
Additional Information

The postcode is DL11 6QX and the Council Tax Band is F.

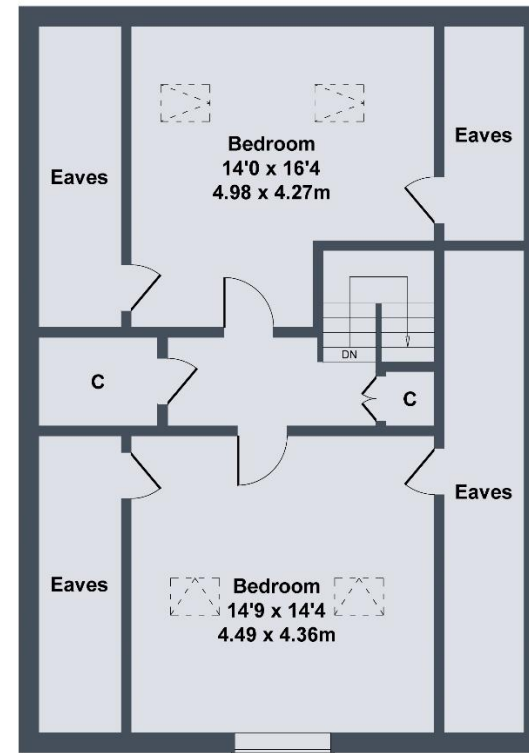
The property has the benefit of oil fired central heating, with the boiler being located in a boiler house by the rear lobby.



Rose Warren, Arkengarthdale Road, Reeth, DL11 6QX



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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