





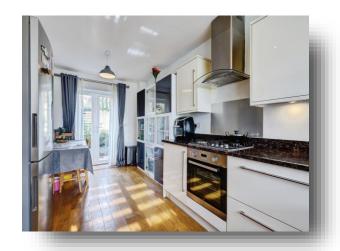


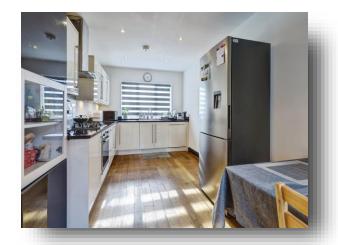


welcome to

Monarch Gate, RUSHDEN

This Three bedroom Detached home with garage comprises; ground floor; entrance hall, cloakroom, lounge and kitchen/diner. First floor Three bedrooms, en suite and family bathroom. Rear garden is laid with lawn has a patio and decking providing a seating area and gated access.













Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, storage cupboard and doors to all rooms.

Cloakroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, tiling, under stairs storage cupboard, extractor fan and radiator.

Lounge

18' 4" x 10' 4" (5.59m x 3.15m)

Double glazed window to the front aspect, double glazed French doors to the rear aspect, fitted blinds, radiator, telephone and television point.

Kitchen

18' 5" x 9' 3" (5.61m x 2.82m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric oven and gas hob with cooker hood over, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window to the front and rear aspect, fitted blinds and radiator.

First Floor Landing

Double glazed window to the rear aspect, stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

Double glazed window to the front aspect, built in wardrobes, radiator, fitted blinds and door to en suite

En Suite

Double glazed obscure window to the rear aspect, fitted blinds, WC, wash hand basin with vanity unit, corner shower cubicle, extractor fan, shaver point, part tiling and radiator.

Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to the front aspect, fitted blinds and radiator.

Bedroom Three

8' 4" x 7' 10" (2.54m x 2.39m)

Double glazed window to the front aspect, fitted blinds and radiator.

Bathroom

Double glazed window to the rear aspect, fitted blinds, WC, wash hand basin with vanity unit, bath with shower over, extractor fan, airing cupboard with boiler in, part tiling and radiator.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Laid with lawn, patio and decking providing seating areas, flower beds, outside tap, wall lights, gated side access and door to the garage.

Garage

Accessed via up and over door, power and lighting connected, storage in the eves, double glazed window to the side aspect and door leading to the garden.





welcome to

Monarch Gate, RUSHDEN

- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN SUITE TO MASTER
- OFF ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£335,000









Please note the marker reflects the postcode not the actual property





Property Ref: RSD109945 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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