



8 Hawthorn Lodge, Rookery Manor, Edingworth Lane, BS24 0JB

£270,000

- Beautiful, Stylish and Immaculate Lodge
- Two En-Suites
- 12 Month Occupancy
- Double Glazed and GCH
- Two Double Bedrooms
- Open Plan Living
- Allocated Parking For Two Cars
- Rural Location With Lovely Views

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Rachel J Homes is thrilled to market this Beautifully Presented Lodge, situated in a rural location in Edingworth within the grounds of Rookery Manor. If you are looking for a home that is spacious, stylish, immaculate and with plenty of space inside and out, make sure this is on your list to view. The accommodation comprises of Entrance/Utility, Separate WC, Open Plan Lounge and Kitchen, Two Double Bedrooms, both with Ensuite, Front and Rear Gardens, Allocated Parking for Two Cars. Added benefits of this fantastic home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!!



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EPC
N/A

Leasehold

Council Tax Band: A



Entrance/Utility

Composite stable door, space for fridge freezer, integrated washing machine, cupboard housing Combi boiler, tiled flooring, door to Open Plan Living and door to;

Seperate W/C

Low level W/C, wash hand basin, heated towel rail, tiled floor.

Open Plan Living

6.32m at widest x 6.30m (20'9" at widest x 20'8")

Kitchen Area

Upvc Double glazed window to Front, range of wall and base units with work surface over and up-tile, electric hob with extractor hood over and electric oven under, composite one and half bowl sink and drainer, integral fridge, microwave, and dishwasher, breakfast island, spotlights,

Lounge Area

Upvc Double glazed ceiling to floor window and French doors to rear, two radiators, electric feature fire, T.V. Point, spot lights, tiled floor.

Master Bedroom

4.18 x 2.15 (13'8" x 7'0")

Upvc Double glazed floor to ceiling windows and French doors to Rear, Upvc Double glazed window to side, two radiators, spotlights, large walk-in wardrobe with radiator, spot lights and power, door to;

En-Suite Bathroom

3.52 x 3.08 (11'6" x 10'1")

Upvc Double glazed Lantern Roof Light, his & hers wash hand basins set into vanity unit, freestanding bath with double headed hot water rain forest shower over, waterfall tap and shower attachment, heated towel rail and radiator, separate low level W/C with Upvc Double glazed window to front, tiled floor.

Bedroom 2

4.18 x 3.87 (13'8" x 12'8")

Upvc Double glazed floor to ceiling windows and French doors to Rear, Upvc Double glazed window to side, two radiators, T.V. point, spotlights, door to walk-in wardrobe with light and power, door to;

En-Suite Shower

3.31 x 2.70 (10'10" x 8'10")

Upvc Double glazed Lantern Roof Light, his & hers wash hand basins set into vanity unit, his & hers walk in shower with hot water Rain Forest showers, heated towel rail, spot lights, tiled floor, separate low level W/C with Upvc Double glazed window to front.

Outside Rear

Large raised composite deck area with toughen glass balustrade, inset six seater hot tub, large seating area, outside lighting, steps down to Astroturf area with mature pots, additional seating, storage bin area.

Front

Raised beds with mature shrubs, outside tap, composite steps, to Front door, allocated ,parking for two cars.

Additional Information

12 Months Occupancy.

Unit is 4 1/2 years old.

99 Year lease.

Ground Rent £360. PCM to Include;

Water

Council Tax

Security

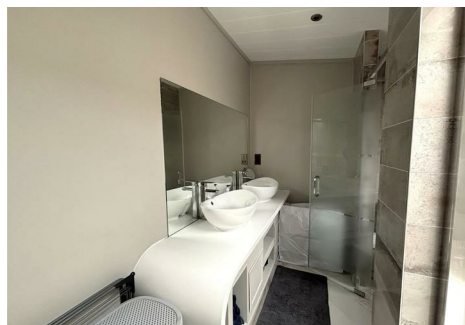
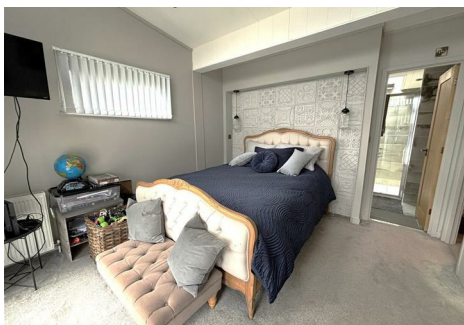
Rubbish Collection

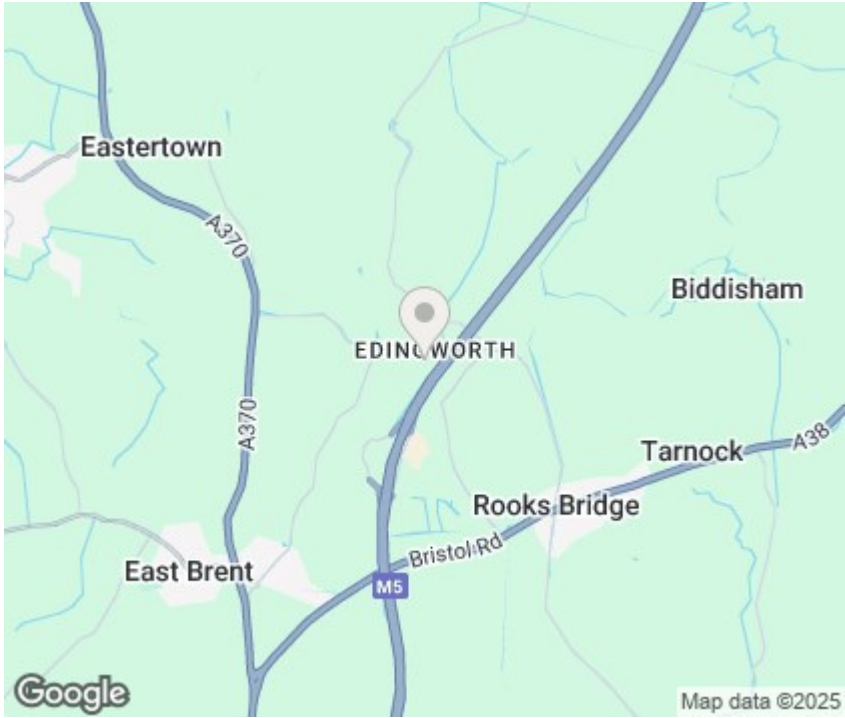
T.V License

Wi-Fi

Grounds Maintenance







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating: