

# Kingrosia Park, £400,000

- Versatile Living
- 5/6 Bedrooms
- Ample Parking and Garage
- Cul-De-Sac Location
- Council Tax Band E
- EPC Rating: C









# About the property

Available is this very versatile family home, boasting five generous size bedrooms, two reception rooms, conservatory and spacious kitchen. Ample parking and detached garage to the side with front, side and rear gardens.











## **Entrance Hall**

Entry through upvc door to the side, stairs to first floor and leading to;

## **Living Room**

19' 1" x 11' 1" ( 5.82m x 3.38m )

Carpeted, double glazed window to the front, feature electric fire

#### Sitting Room

12' x 7' 1" ( 3.66m x 2.16m )

Carpeted, upvc window to the front

#### Kitcher

10' 1" x 13' 1" ( 3.07m x 3.99m )

Laminate flooring, range of base and wall units with worktops over, integrated raised double oven with separate gas hob and extractor fan. Stainless steal sink with mixer tap. Space for washing machine, dryer, fridge/freezer. Double glazed window to the front, double doors into the conservatory

# **Shower Room**

Vinyl flooring, walk in wetroom shower, WC, sink and frosted window to the side.

## Conservatory

9' x 12' 1" ( 2.74m x 3.68m )

Vinyl flooring, windows to all three sides with brick base, door into rear garden.

## **Bedroom Five**

8' 1" x 12' 1" ( 2.46m x 3.68m )

Laminate flooring, double glazed window to the rear





# Landing

Leading to;

### **Bedroom One**

20' Max into wardrobe x 7' 1" ( 6.10m Max into wardrobe x 2.16m ) Carpeted, double glazed window to the side and built in fitted wardrobes

#### **Bedroom Two**

7' 1"  $\times$  12' 1" Min to wardrobe (  $2.16m \times 3.68m$  Min to wardrobe ) Carpeted, double glazed window, built in wardrobe

#### **Bedroom Three**

 $15^{\circ}$  1" Max into wardrobe x 7" 1" Max into eves ( 4.60m Max into wardrobe x 2.16m Max into eves )

Carpeted, Built in wardrobes, sky light window and a double glazed window to the front

# **Bedroom Four**

 $15^{\circ}$  Max x 7' 1" Max into eves ( 4.57 m Max x 2.16 m Max into eves ) Carpeted, sky light window, double glazed window to the rear, fitted storage

# Office

7' 1" x 7' 1" Max ( 2.16m x 2.16m Max ) Carpeted, fitted book shelves & desk, double glazed window to the side

# **Bathroom**

Vinyl flooring, shower, WC, sink and skylight window

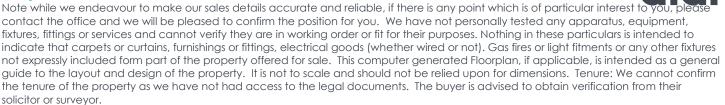


# **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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