



## Kingrosia Park, £400,000

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



 4  2  2



## 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.





## Accommodation

### 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

### Kitchen

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 steel 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" x 12' 1" Min to wardrobe ( 2.16m x 3.68m Min to wardrobe )

Carpeted, double glazed window, built in wardrobe

### Bedroom Three

15' 1" Max into wardrobe x 7' 1" Max into eaves ( 4.60m Max into wardrobe x 2.16m Max into eaves )

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

### Bedroom Four

15' Max x 7' 1" Max into eaves ( 4.57m Max x 2.16m Max into eaves )

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

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## Floorplan



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