

HOME  TRUTHS

Rookwood, Ecclestone

PR7 5RG


£375,000



Spacious extended four bedroom semi detached property on a corner plot in a very popular residential area offering c 1500 square feet of versatile accommodation and within easy walking distance of village amenities and excellent schools. Stroll through the front garden with privacy provided by mature hedging to the main entrance and step into the welcoming hallway. To the right are reception one and two with the larger to the rear overlooking the garden and benefiting from a wood burning stove. To the left is a third reception room, currently in use as a home office/study, which would also make an excellent ground floor bedroom as it is adjacent to the bathroom comprising fully tiled elevations and flooring, bath, wc and wash hand basin. Completing the ground floor accommodation is the dining kitchen with patio doors to the garden and comprising a range of wall and base units with breakfast bar and integrated appliances including induction hob, electric oven and grill, microwave and space, power and plumbing for additional appliances. Step outside into the private rear garden with lawn and upper and lower terraces so that you can enjoy the sunshine at different times of the day and relax or entertain to your heart's content. Back inside, stairs lead to the first floor landing with bedroom one running the depth of the property and having bath on tiled base perfect for indulging yourself whilst watching the TV. There are two further double bedrooms and a single and the family bathroom has underfloor heating and comprises rainfall mixer shower in walk in cubicle, wash hand basin on vanity, wc and ladder heated towel rail.



Spacious four bedroom semi detached property on a corner plot in a very popular residential area with c1500 square feet of versatile accommodation in easy walking distance of village amenities. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious semi detached property
- Sizeable corner plot
- c 1500 square feet of versatile accommodation
- Multifuel stove
- Close to village amenities
- Virtual tour



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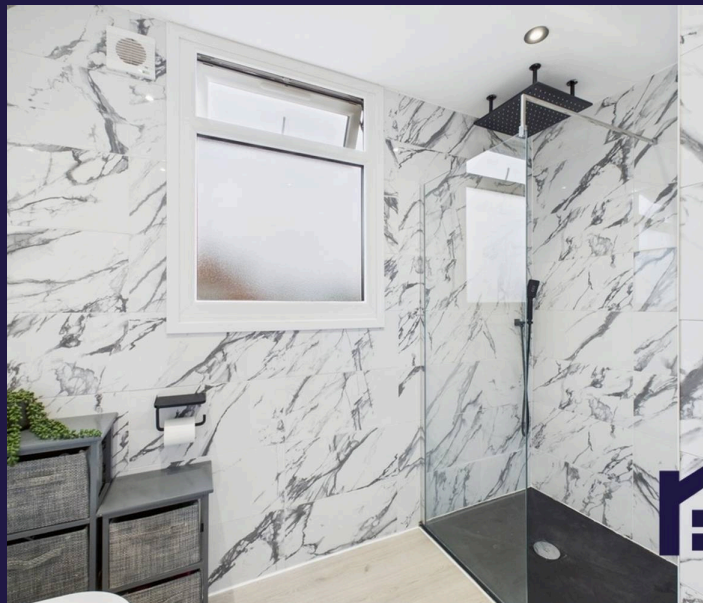
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1492.09 ft²

138.62 m²

Reduced headroom

59.17 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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