



5a North Street, Oldland Common, BS30 8TU

£475,000

Welcome to Rose Cottage, a stunning new build property located on North Street in the charming village of Oldland Common. This delightful detached house boasts a modern design and high-quality finishes, perfect for those seeking a comfortable and stylish living space. As you step inside, you'll be greeted by two inviting reception rooms, offering plenty of space for relaxation and entertainment. With three well-appointed bedrooms, there's ample room for the whole family to unwind and rest peacefully. The main bedroom even features ensuite facilities for added convenience. The heart of this home lies in its modern open plan kitchen and dining area, complete with bi-folding doors that seamlessly connect the indoor space to the outdoor garden. Imagine enjoying your morning coffee bathed in natural light or hosting gatherings with friends and family in this beautiful setting.

Rose Cottage also offers practical features such as parking for two vehicles, ensuring you never have to worry about finding a spot. The low maintenance enclosed rear garden with charming railway sleeper raised planted borders provides a tranquil outdoor space to relax and enjoy the fresh air. Conveniently located near local shops and amenities, this property offers the perfect blend of comfort, style, and convenience. With tiled flooring throughout the downstairs area, this home is not only aesthetically pleasing but also easy to maintain.

Don't miss the opportunity to make Rose Cottage your new home. Embrace the modern living experience in this beautiful new build property in the heart of Oldland Common.

Entrance via front door into

Hallway

Tiled flooring, inset spots, small single radiator, storage cupboard, stairs rising to first floor landing, doors to

Utility/W/C

6'5" x 5'8" (1.98 x 1.73)



Obscured uPVC double glazed window to front aspect, low level w/c, a range of wall and floor units with worksurface over, single stainless steel sink drainer unit with mixer taps over, tiled splash backs, cupboard housing Ideal gas boiler, low level cupboard housing integral washing machine, inset spots, extractor, tiled flooring.

Sitting Room

11'4" x 9'7" (3.47 x 2.93)



uPVC double glazed windows to front aspect, small double radiator, opening into

Kitchen/Dining Room

20'3" x 9'4" (6.19 x 2.86)



Bi folding doors giving access to the patio and rear garden, uPVC double glazed window to rear aspect, tiled flooring, small double radiator, large double radiator, inset spots, extractor, a range of wall and floor units with worksurface over, single bowl sink drainer unit with mixer taps over, tiled splash backs, 4 ring electric gas hob with Bosch oven beneath and contemporary extractor hood over, built in fridge and freezer, full sized dishwasher.

First Floor Landing

Obscured uPVC double glazed window to side aspect, access to loft space, inset spots, single radiator, doors to

Master Bedroom

11'5" x 9'6" (3.50 x 2.92)



uPVC double glazed window to rear aspect, single radiator, door to

En Suite Shower Room



Suite comprising wall mounted wash hand basin with mixer tap over, low level w/c, shower cubicle with sliding glazed door with mains shower over and separate shower attachment, tiled flooring, fully tiled, extractor, inset spots, chrome heated towel rail.

Bedroom Two

11'9" x 7'2" (3.59 x 2.19)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

9'7" x 8'2" (2.93 x 2.50)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

8'0" x 5'7" (2.46 x 1.72)



Obscured uPVC double glazed window to front aspect, suite comprising wall mounted wash hand basin with mixer taps over, low level w/c, paneled bath with hinged glazed shower screen and mains shower with separate shower attachment over, chrome heated towel rail, tiled flooring, fully tiled, inset spots, extractor.

Outside



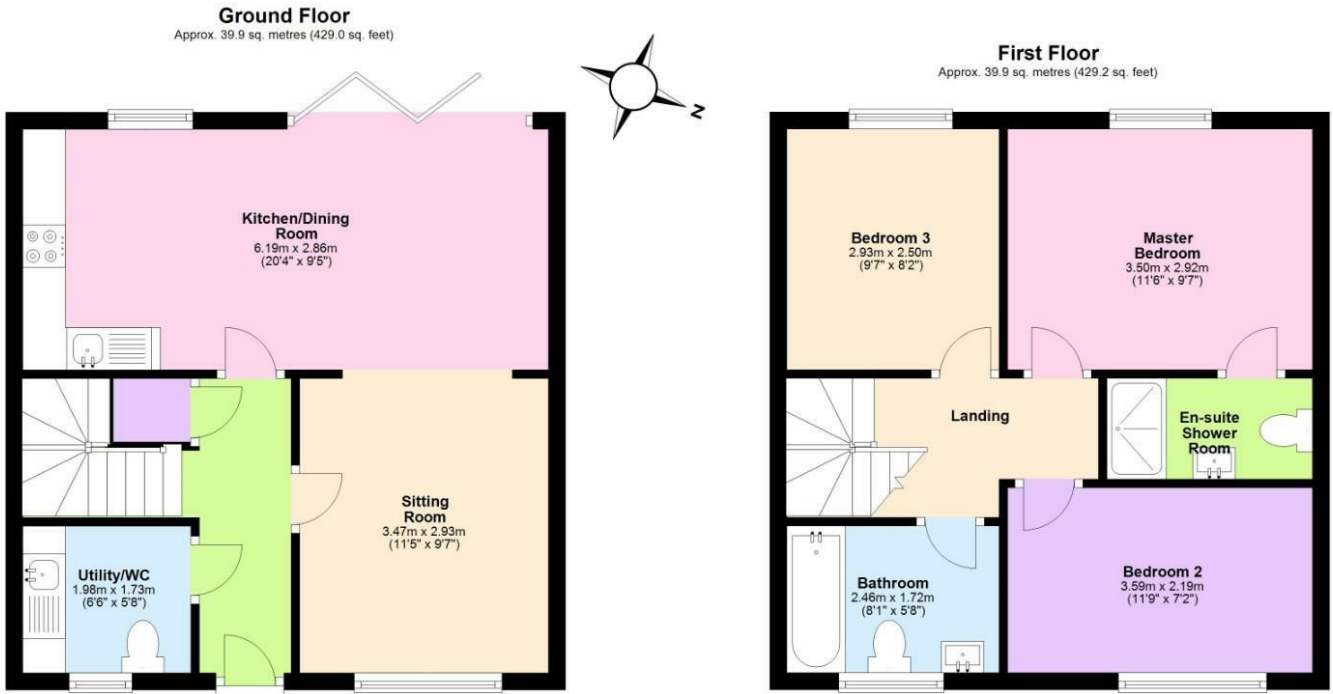
The front of the property is accessed via a tarmac driveway providing off street parking for a number of

vehicles, a raised rendered wall planted border with brick coping. The rear garden is laid mainly to paving with gravel for ease of maintenance with railway sleeper raised borders containing newly planted shrubs. The rear garden is enclosed mainly by concrete paneled walling and featheredge fencing.

Directions

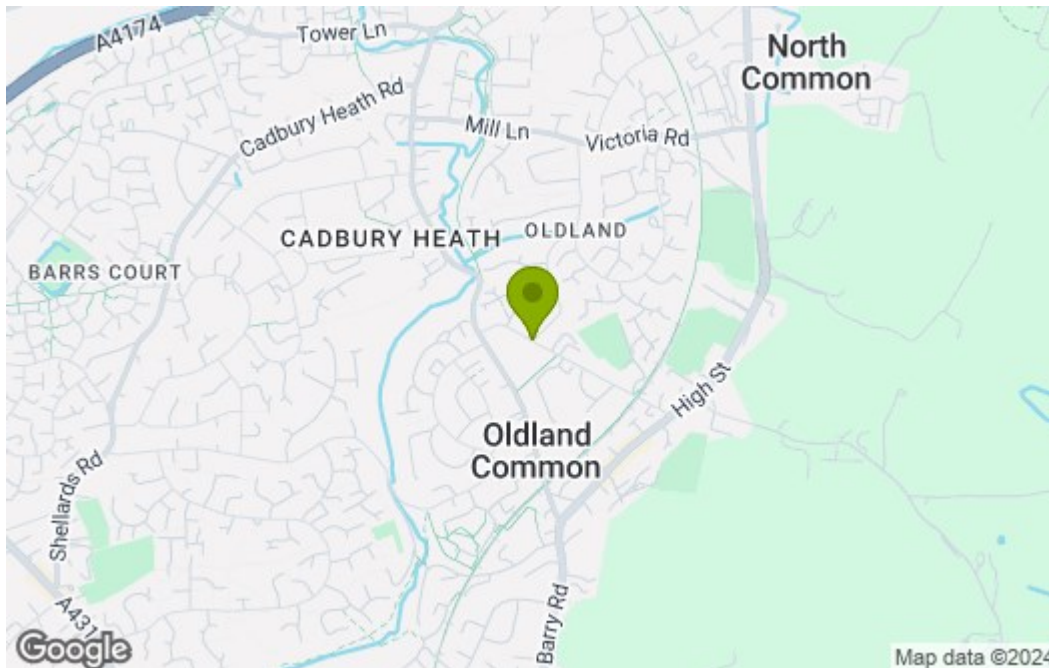
Sat Nav BS30 8TU

Floor Plan



Total area: approx. 79.7 sq. metres (858.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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