



Rosecroft

Chester Le Street DH2 1NL

Offers Over £269,950



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Venture Properties are delighted to welcome to the market this FREEHOLD, Immaculately presented and EXTENDED four bedroomed detached home in this highly regarded residential development in Newfield.

The home has Upvc double glazed windows, gas central heating via condenser boiler and intruder alarm system.

The property boasts a versatile ground floor extension with two sets of French Doors leading onto a well presented and adaptable SOUTH FACING rear garden. This corner plot home is ideally situated and benefits from visitor parking bays to the side of the property, as well as a driveway. Gardens to the front also provide provision to open up the existing parking if desired. The vendor has recently upgraded the heating system by installing a new Gas combination boiler.

This attractive property is beautifully designed, with asymmetric frontage, Bay window, and Oculus feature window, adding to the property's appeal.

In brief the accommodation comprises of: Entrance Hall, Lounge, Dining Room/Family Room, Kitchen, Utility Room and Ground Floor WC. To the first floor is the Master Bedroom with en-suite shower room, Three further Bedrooms and Bathroom/WC. There are Gardens to the front and rear. and part of the Garage is currently converted into a study with the remainder of the garage providing additional storage, accessible from the property's exterior.

EPC Rating - C
Council Tax Band - D

Entrance Hall

Entered via part glazed door, upvc double glazed window, solid wood floor, radiator and storage cupboard.

Lounge

27'3" x 10'6" (8.31m x 3.20m)

Situated to the front. With upvc double glazed bay window, radiators, upvc double glazed french doors to the dining room

Garage Room / Study

Access via entrance hall, partly converted garage, in use as an office space.

Rear Extension

26'0" x 9'8" (7.92m x 2.95m)

With radiator, ceramic tiled floor and upvc double glazed french doors to the garden

Kitchen

11'2" x 9'0" (3.40m x 2.74m)

Fitted with a range of painted, matte grey wall and base units with ample worktops, one and a half bowl stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in gas hob, oven and extractor, spotlighting, radiator, ceramic tiled floor and upvc double glazed window.

Utility

Fitted with a range of grey, wall and base units with worktop, stainless steel sink unit and drainer, mixer tap, tiled splashbacks, plumbing for automatic washing machine, ceramic tiled floor, upvc double glazed window and door.

Ground Floor WC

Fitted with a white low level wc, pedestal wash hand basin, chrome heated towel rail and upvc double glazed window.

First Floor

Landing

Master Bedroom

13'8" x 10'6" (4.17m x 3.20m)

Situated to the front. With upvc double glazed windows (one of which is a feature circular window), fitted floor to ceiling wardrobes and matching dresser, radiator.

En-Suite

Fitted with a one and a half walk-in shower cubicle housing the shower, pedestal wash hand basin, low level wc, half tiled walls, ceramic tiled floor, upvc double glazed window.

Bedroom 2

11'6" x 8'5" (3.51m x 2.57m)

With upvc double glazed window, fitted wardrobes and radiator.

Bedroom 3

8'9" x 8'2" (2.67m x 2.49m)

With upvc double glazed window and radiator.

Bedroom 4

8'9" x 8'1"

With upvc double glazed window, fitted wardrobes and radiator.

Bathroom

8'3" x 6'0" (2.51m x 1.83m)

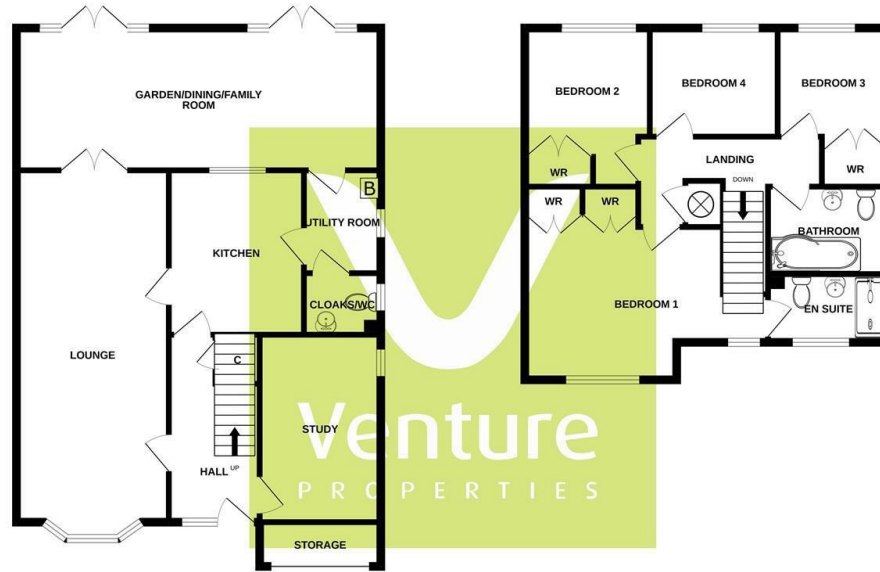
Refitted with a white suite comprising, P-shaped panelled bath with shower over, pedestal wash hand basin, low level wc, half tiled walls, inset spotlighting, chrome heated towel rail and upvc double glazed window.

External

To the front of the property is a landscaped garden with shrubs, flowerbeds and lawned area. There is a driveway leading to a single garage. To the rear is an enclosed lawned garden with borders, paved patio area, tap, lighting and access. The Garage is currently converted into a study with up and over door, upvc double glazed door, light and power.

GROUND FLOOR

1ST FLOOR



20 ROSECROFT, NEWFIELD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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