



# 12 Whitebrook Terrace

Holcombe Rogus, Wellington

A Stylish and spacious three-bedroom home in the sought-after village of Holcombe Rogus. Modernised throughout with landscaped gardens, open views, LPG heating and superb outdoor entertaining space. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Beautifully modernised three double bedroom family home
- Located in the sought-after village of Holcombe Rogus
- Stylish lounge/diner with French doors to garden
- Contemporary kitchen with large utility store room
- Landscaped rear garden with decking and pergola
- Outdoor entertaining areas and home gym space
- Modern family bathroom
- LPG gas central heating & uPVC double glazing
- Resident parking and attractive countryside views
- Primary Schools situated nearby



STUNNING FAMILY HOME – This beautifully presented three-bedroom family home has been comprehensively modernised to create a stylish and highly comfortable residence, perfectly suited to modern living. The current owner has significantly enhanced the property, including the installation of LPG gas central heating and uPVC double glazing, resulting in an efficient, well-appointed and contemporary living environment.

Internally, the accommodation flows effortlessly and is presented in excellent decorative order, offering bright, well-proportioned spaces designed for both everyday family life and entertaining. As you enter the uPVC double glazed entrance door you are greeted with a welcoming entrance hall with stairwell leading to the first floor and doors lead to the lounge/dining room providing a low maintenance dual aspect reception room with French doors leading out to the rear garden complimented with a electric feature fireplace.

The kitchen comprises a wide range of cupboards and drawers and matching eye level cupboards with a built in one and a half stainless steel sink unit with mixer tap, built in electric oven and four ring LPG gas hob with a chimney style cooker hood above with space and plumbing for a washing machine and dishwasher and fridge/freezer. A uPVC double glazed door leads out to the landscaped rear garden and a door leads to the utility store room with a uPVC double glazed door leads to the front entrance.

Upstairs the accommodation continues to flow with THREE double bedrooms with built in wardrobe over stairs in bedroom one to the front and an impressive white suite family bathroom which provides a paneled bath with an electric shower over and a pedestal wash hand basin and low level W.C, the landing also provides an airing cupboard housing a Glow worm Betacom2 24 combi boiler servicing hot water and heating.

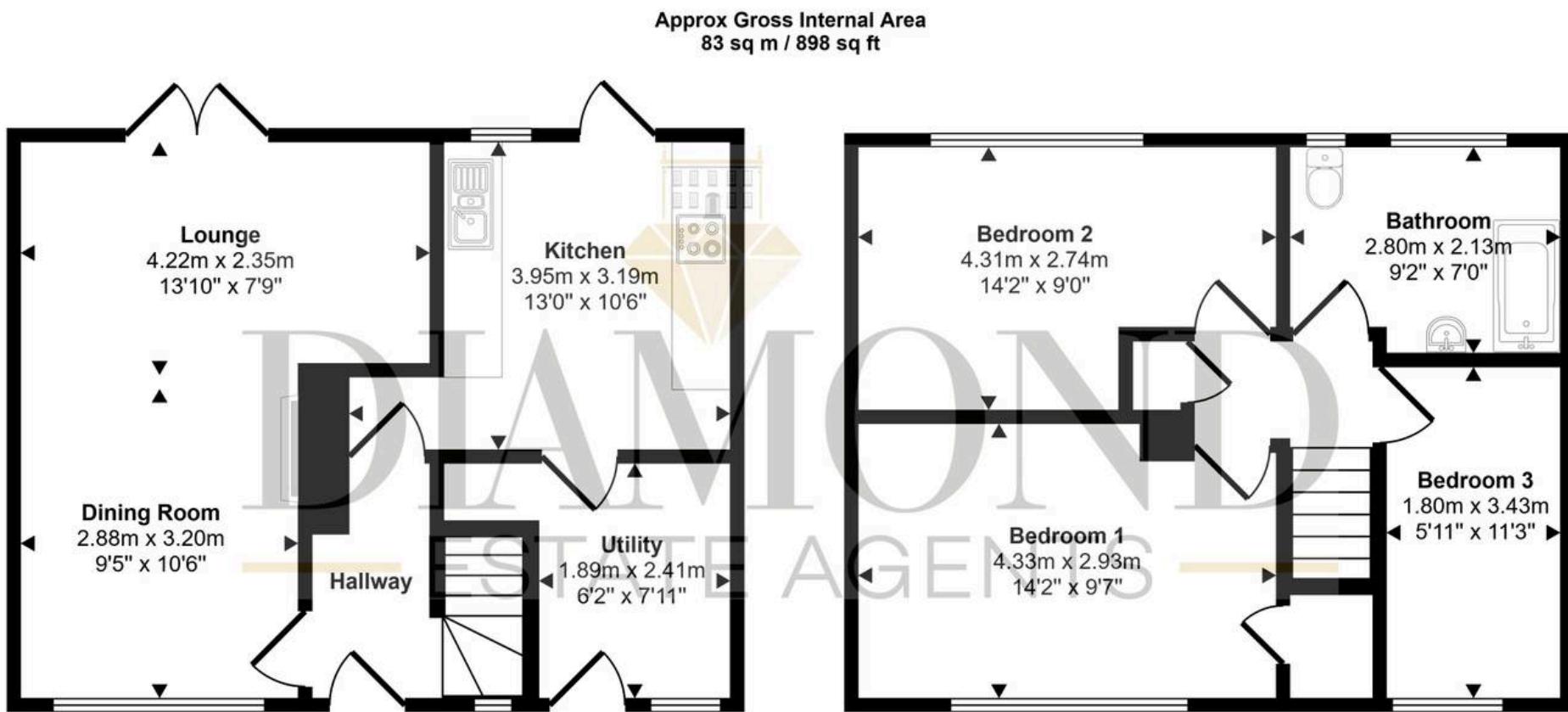
The living areas enjoy a wonderful sense of light and space, complemented by attractive outlooks over the surrounding countryside, while the overall layout provides flexibility and practicality for modern lifestyles.

Externally, the property truly excels. The gardens to both the front and rear have been professionally landscaped and meticulously maintained to create a stunning outdoor setting. The rear garden enjoys a sunny aspect and has been thoughtfully arranged into two attractive areas, including a decked area immediately to the rear of the property leading to the raised pergola area that is set up for al fresco dining and entertaining to enjoy the views over the garden with pathway leading to the second area of the rear garden where a wonderful home gym is setup for fitness enthusiasts and a patio for further dining and entertaining area is situated to enjoy the daytime and evening sunshine with large areas laid to lawn accompanied with a wide range of flower beds and shrubs. The rear garden also provides right of way access for use when required which is used by the current owner to install LPG gas bottle refills stored in the garden shed.

The property enjoys a pleasant position with open views, while also benefiting from a residents'



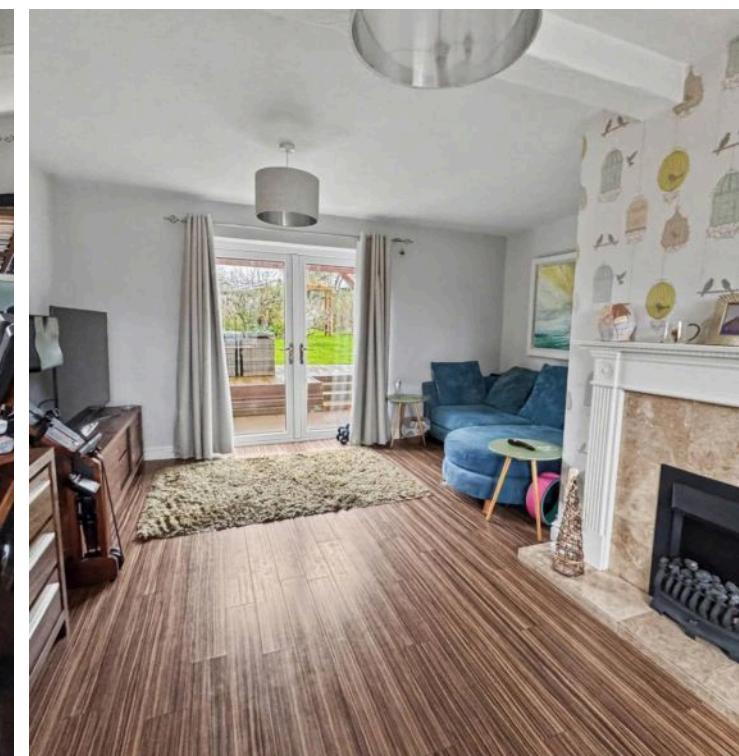
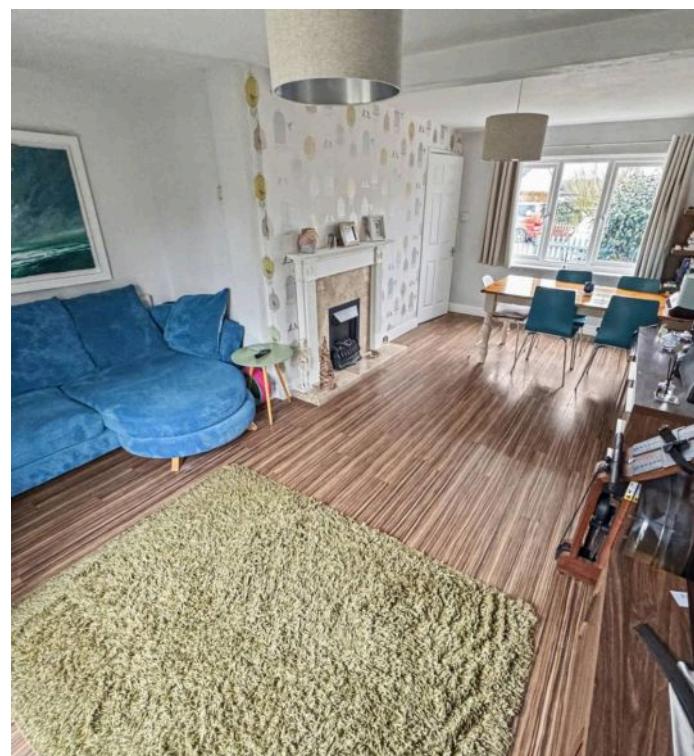




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Guide Price £325,000