

77 Rochester Road

Oakley Vale, NN18 8PN

Simpson West

Beautifully Presented Detached Family Home in a Sought-After Cul-de-Sac Location

Situated within a small and peaceful cul-de-sac within the highly desirable Oakley Vale development, this rarely available detached family home has been significantly improved by the current owners to an exceptional standard and offers stylish, well-proportioned accommodation throughout.

Ideally located close to schooling for all ages and a range of local amenities, the property benefits from numerous upgrades including a newly installed gas boiler, Karndean flooring, a contemporary Wren fitted kitchen, bespoke fitted wardrobes to the principal bedroom, and a refitted en-suite shower room.

The accommodation comprises an impressive entrance hall, cloakroom/WC, spacious living room, separate dining room, and a stunning refitted kitchen featuring a range of integrated appliances.

To the first floor are three well-sized bedrooms, with the principal bedroom enjoying fitted wardrobes and modern en-suite facilities. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys an attractive lawned frontage, which is enclosed by established hedging. A driveway provides off-road parking and leads to a single garage, with additional parking available to the front of the property (please refer to the title plan).

The beautifully landscaped rear garden is a particular highlight, featuring a generous paved seating and entertaining area leading onto a good-sized lawn, creating an ideal outdoor space for families and social gatherings.

An early viewing is highly recommended to fully appreciate the quality, location, and lifestyle this superb family home has to offer.

£299,950

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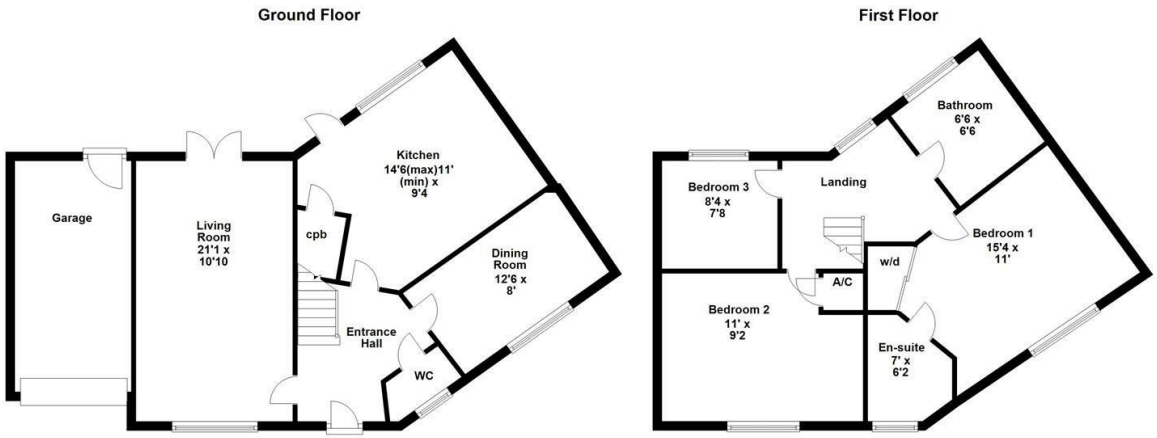




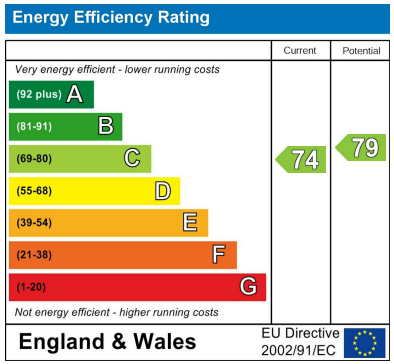




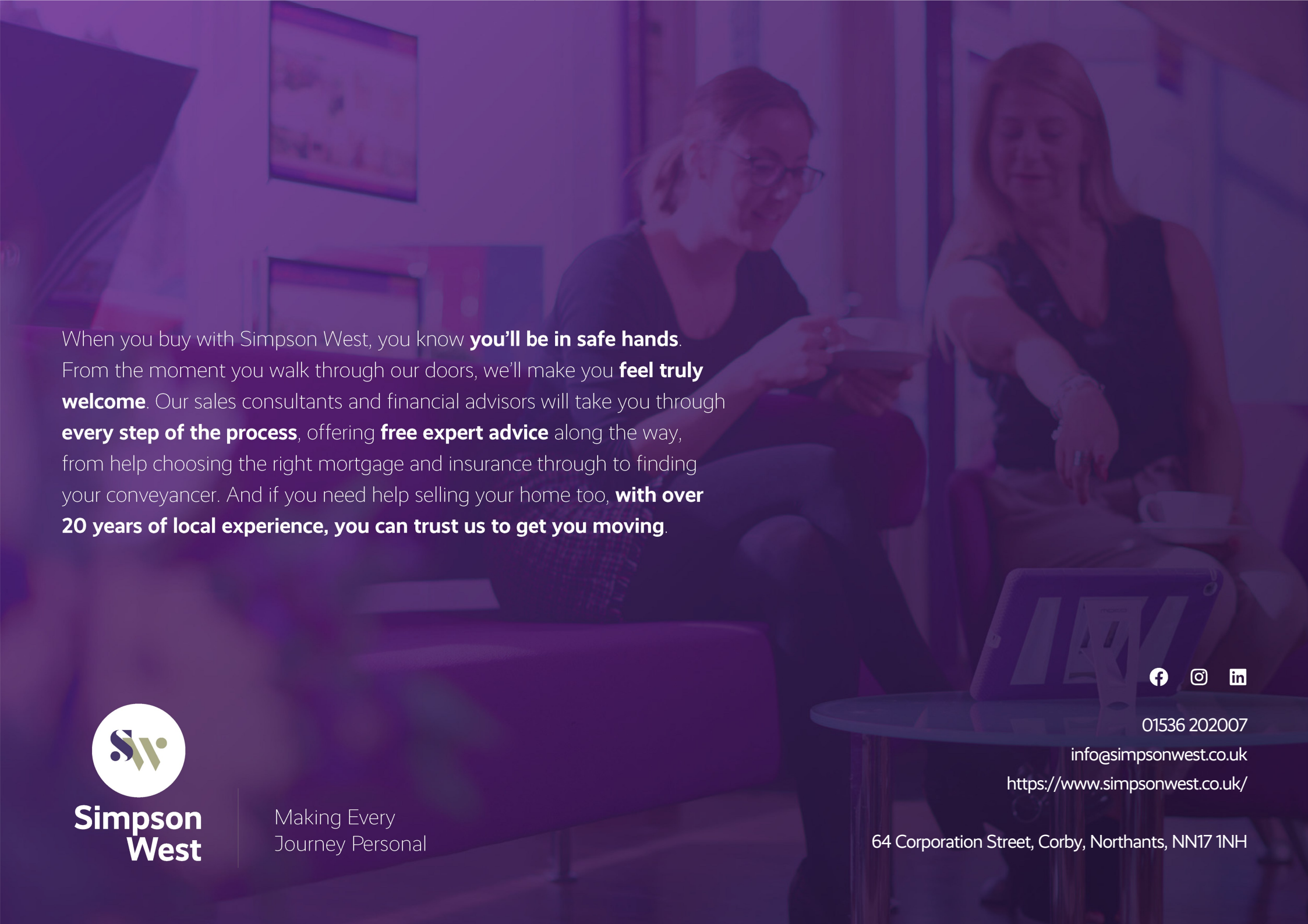
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Ground Floor
Garage
Living Room 21'1 x 10'10
cpb
Kitchen 14'6(max)11' (min) x 9'4
Dining Room 12'6 x 8'
Entrance Hall
WC
First Floor
Bedroom 3 8'4 x 7'8
Landing
Bathroom 6'6 x 6'6
Bedroom 1 15'4 x 11'
w/d
A/C
Bedroom 2 11' x 9'2
En-suite 7' x 6'2




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
79
England & Wales
EU Directive 2002/91/EC





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