





7 Roemead Drive, Yapton - BN18 0ZE

£535,000 Freehold

Impressive four-bedroom detached family home, built in 2022 and retaining a wonderful 'brand new' feel throughout. • Superb open-plan fitted kitchen/dining/family room with a range of integrated appliances. • Separate utility room providing additional practicality and storage. • Spacious and inviting separate living room featuring a charming bay window. • Principal bedroom with stylish en-suite shower room. • Three further well-proportioned bedrooms served by a contemporary family bathroom with overhead shower, plus a ground floor cloakroom. • Beautifully landscaped gardens, thoughtfully designed by the current owners, featuring a generous patio, lawn and attractive pergola – perfect for relaxing and entertaining. • Detached garage and private driveway providing off-road parking for two vehicles.



Beautifully presented and offering all the appeal of a brand-new home, this impressive four-bedroom detached property, built in 2022, is sure to capture the imagination of discerning buyers. Finished to an excellent standard and retaining a wonderful fresh and contemporary feel throughout, the property offers superbly balanced accommodation perfectly suited to modern family living.

At the heart of the home is a fabulous open-plan fitted kitchen/dining/family room, complete with a range of integrated appliances and complemented by a separate utility room. A stylish yet comfortable separate living room features an attractive bay window, while a welcoming entrance hall leads to a useful ground floor cloakroom. Upstairs, four well-proportioned bedrooms include an impressive principal bedroom with its own en-suite shower room, with a contemporary family bathroom featuring an overhead shower serving the remaining bedrooms.

Outside, the property continues to impress, with the current owners having invested considerable time and care in creating beautifully landscaped gardens that provide a wonderful extension to the living space. The generous paved patio offers the perfect setting for outdoor dining and entertaining, while an attractive pergola and neatly maintained lawn create an inviting space for both relaxation and family enjoyment. Further benefits include a detached garage and private driveway providing off-road parking for two vehicles. Combining the reassurance and convenience of a relatively new build with stylish interiors, generous living accommodation and exceptional outdoor space, this is a truly appealing family home that is ready to move straight into and enjoy.

Council Tax Band: F | Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B


LIVE
























THE DOG HOUSE





Total Area: 1447 ft² ... 134.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.