



Rowan Avenue, Saxilby



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£340,000

- Three Bedroom Detached Dormer
- Private Cul-De-Sac Position
- Generous Mature Garden
- Driveway for Multiple Cars Leading to a Detached Single Garage
- Kitchen Diner
- Popular Village Location with a Range of Amenities
- Freehold
- EPC rating B



Three bedroom detached home situated within a private cul-de-sac of just three properties, this beautifully presented home offers spacious and versatile accommodation, excellent outside space and the benefit of still being within its original warranty period.

Built within the last six years, the property is ideally located within a popular village, offering a fantastic range of local amenities. Internally, the accommodation is well proportioned and thoughtfully laid out. The ground floor comprises a welcoming lounge, third bedroom and a particularly spacious shower room with a walk-in shower cubicle. There is also a light and airy kitchen diner, fitted with a range of integrated appliances including dishwasher, fridge, freezer, gas hob and built-in oven. French doors provide direct access from the dining area into the garden, creating a lovely connection between the indoor and outdoor living spaces. A useful utility room provides additional pantry storage along with space and plumbing for both a washing machine and tumble dryer. To the first floor are two further generous double bedrooms, with the impressive master bedroom benefiting from bespoke built-in wardrobes. Completing the first floor is a family bathroom, featuring a skylight providing plenty of natural light and a bath with shower over.

Outside, the property enjoys a particularly attractive and mature garden, which has been thoughtfully arranged into several separate areas, providing plenty of space for entertaining and relaxing. To the front is a large driveway providing parking for multiple vehicles, together with a single garage benefiting from power and lighting.

A fantastic opportunity to acquire a modern, well-presented detached home in a peaceful and exclusive setting. EPC: B. Council Tax: C.



Entrance Hall

With stairs rising to the first floor, and under stairs storage cupboard. Coded alarm panel with door and room sensors throughout the ground floor.

Lounge 14'11" x 11'3" (4.5m x 3.4m)

With window to the front aspect and radiator.

Bedroom Three 10'0" x 9'7" (3m x 2.9m)

With window to the front aspect and radiator.

Shower Room 10'0" x 7'5" (3m x 2.3m)

With window to the side aspect, low level WC, hand wash basin and large walk-in shower cubicle and chrome towel rail.

Kitchen Diner 21'11" x 9'0" (6.7m x 2.7m)

Light and airy kitchen diner with a window to the rear aspect and French doors opening directly onto the garden. Fitted with a range of base and eye-level units, complemented by integrated appliances including dishwasher, fridge, freezer, gas hob and built-in oven, along with a sink and drainer and radiator.

Utility Room 6'0" x 5'8" (1.8m x 1.7m)

With door to the side aspect, space and plumbing for washing machine and tumble dryer, together with a useful large pantry-style storage cupboard and radiator.

Bedroom One 13'1" x 12'10" (4m x 3.9m)

With dormer window to the front aspect, built-in bespoke wardrobes and radiator.

Bedroom Two 16'4" x 11'10" (5m x 3.6m)

With dormer window to the front aspect and radiator.

Bathroom 8'8" x 6'1" (2.6m x 1.9m)

With skylight to the rear aspect, fitted with a bath with shower over, chrome heated towel rail, vanity unit with WC and hand wash basin.



Garage 17'2" x 8'10" (5.2m x 2.7m)

With electric door to the front, personal side door from garden, power and lighting.

Outside

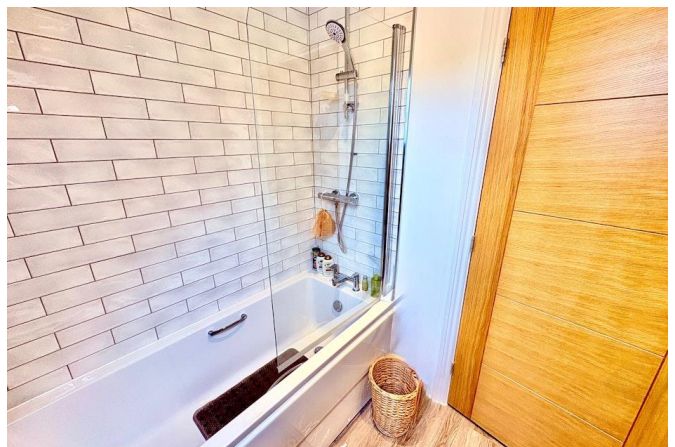
To the rear of the property is a good size attractive, mature garden with several separate areas. To the front of the property there is large driveway for multiple vehicles.

Service Charge

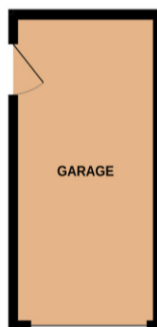
We are advised there is currently a service charge of £125 per annum in place.

Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



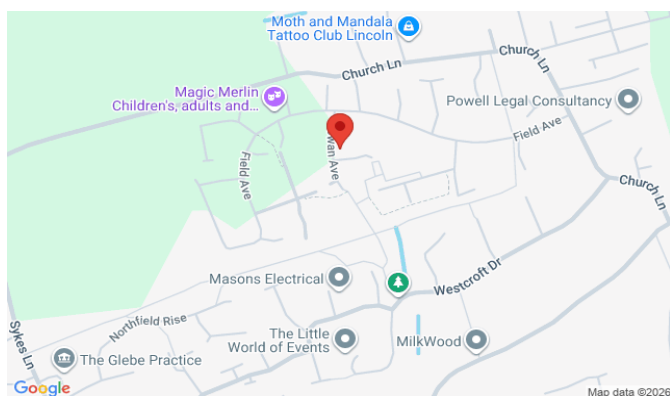
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		