



56 Andrew Allan Road, Rockwell Green, Wellington TA21 9DY

£365,000

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### Detached / Cul-de-sac / Conservatory

This attractive four-bedroom detached family home is pleasantly situated within a quiet cul-de-sac in the highly sought-after Rockwell Green area of Wellington. Enjoying a peaceful residential setting, the property offers generous and well-proportioned accommodation arranged over two floors, making it an ideal choice for growing families or those looking for versatile living space. The home is approached via a driveway to the front providing off-road parking for two to three vehicles, in addition to access to the garage.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

The front door opens into the entrance hall, with stairs rising to the first floor and access to the main living accommodation. The sitting room is positioned to the front of the property and provides a comfortable and light-filled space, featuring an attractive archway that opens through to the dining room. The dining room sits centrally within the home and leads directly into the conservatory, making it a versatile additional reception space. The kitchen is well arranged with ample worktop and storage space. Leading off the kitchen is a useful utility room and downstairs cloakroom. To the first floor, the landing leads to four well proportioned bedrooms. The principal bedroom benefits from built-in wardrobe space and an en-suite shower room. The remaining three bedrooms are served by a family bathroom, completing the accommodation. This is a well laid out and appealing family home, offering generous living space, off-road parking and a desirable residential location within easy reach of Wellington town centre, local schools, amenities and transport links.

Approx 1138 sq.ft./ 58.8 sq. m

Quiet cul-de-sac position

Four well proportioned bedrooms

Driveway parking for two to three vehicles

Integral single garage

En-suite to the main bedroom

Useful utility room and downstairs cloakroom

Convenient access to Wellington town centre and M5

Bright conservatory with garden access

Solar panels





## Accommodation

### Entrance Hallway

Living Room 11' 4" x 14' 1" (3.45m x 4.29m)

Dining Room 8' 8" x 8' 4" (2.65m x 2.54m)

Kitchen 9' 2" x 9' 10" (2.8m x 2.99m)

Conservatory 8' 8" x 9' 4" (2.65m x 2.84m)

Utility room 4' 9" x 6' 8" (1.46m x 2.04m)

### Downstairs Cloakroom

Bedroom 1 14' 8" x 12' 1" (4.47m x 3.68m)

### Ensuite

Bedroom 2 8' 1" x 10' 4" (2.46m x 3.15m)

Bedroom 3 8' 3" x 7' 2" (2.51m x 2.18m)

Bedroom 4 6' 7" x 10' 4" (2.01m x 3.15m)

Outside An enclosed rear garden with side access



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.8 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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