



Taylor's

ROWLEY REGIS, Burmese Way

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- Executive four bedroom detached house
- Double glazing and gas central heating
- Stunning kitchen diner with a range of integrated appliances
- Convenient for local amenities and transport links
- Low maintenance and landscaped rear garden
- Master bedroom with fitted wardrobes and en suite shower room
- Off road parking with accompanying garage
- All four bedrooms with fitted furniture
- Welcoming hallway with Cloakroom off
- Popular location with views and woodland

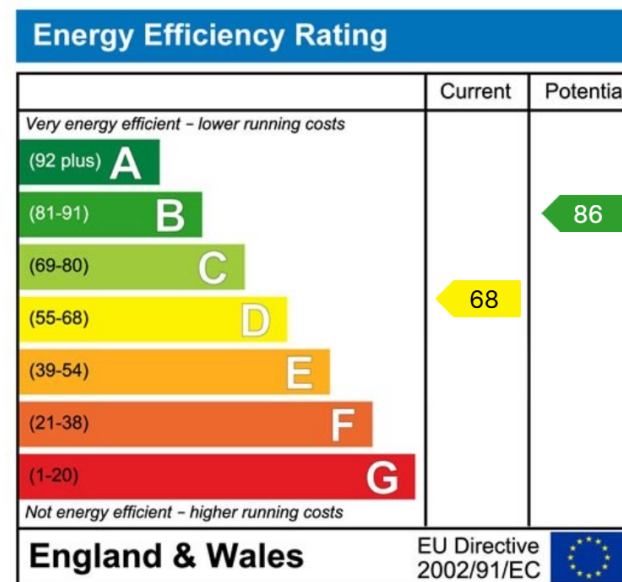
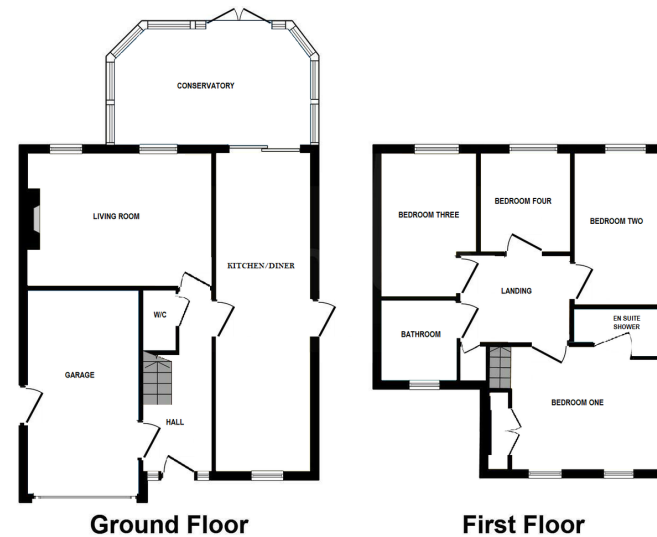


An executive four bedroom detached home, beautifully presented throughout and enjoying an attractive outlook to both the front and rear, situated within this highly regarded location convenient for local amenities and transport links. The property benefits from double glazing and gas central heating and offers well-proportioned accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall with cloakroom, a spacious living room, and an impressive kitchen diner fitted with a range of integrated appliances. A double-glazed conservatory to the rear further enhances the living space and offers pleasant views over the garden. To the first floor, the landing provides access to four well appointed bedrooms, all featuring fitted furniture, with the master bedroom benefitting from a stylish en suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the property offers a garage and off road parking to the front, while the landscaped rear garden provides an attractive and private outdoor space, ideal for relaxation and entertaining.

Tenure Freehold, All main services connected, Broadband/Mobile coverage: // checker.ofcom.org.uk/en-gb/broadband-coverage, Council Tax Band E, EPC D, Construction - Brick with a tiled roof, Flood Risk - Rivers and Seas - Very Low. Surface Water - Very Low

Hall, Garage - 5.03m x 2.64m (16'6" x 8'8"), **Cloakroom** - 1.5m x 0.76m (4'11" x 2'6"), **Living Room** - 4.67m x 3.63m (15'4" x 11'11"), **Kitchen Diner** - 8.18m x 2.54m max (26'10" x 8'4" max), **Conservatory** - 5.13m x 2.46m (16'10" x 8'1"), **First Floor Landing, Bedroom One** - 3.89m x 3.78m (12'9" x 12'5"), **En Suite Shower Room** - 2.34m x 1.04m (7'8" x 3'5"), **Bedroom Two** - 3.58m x 2.49m (11'9" x 8'2"), **Bedroom Three** - 3.63m x 2.44m (11'11" x 8'0"), **Bedroom Four** - 2.64m x 2.13m (8'8" x 7'0"), **Bathroom** - 2.01m x 1.96m (6'7" x 6'5"), **Rear Garden, Off road parking with accompanying fore garden**





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