



ROSEMARY GARDENS | KENNETT

Recently Build Home in Desirable Village and Superb Transport Links

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Offers Over £290,000 Freehold

FEATURES

- Walking distance of primary schools and train station
- Walking distance to Post Office, public houses and local amenities
- Excellent access to the A11 and A14
- Kitchen/dining room with integrated appliances
- Driveway parking for two vehicles & Electric Car Charging Point
- Remaining NHBC warranty
- Air Source Heat Pump

DESCRIPTION

A well-presented three-bedroom semi-detached home, conveniently located within walking distance of primary schools, the train station, Post Office, public houses and other local amenities. The property also provides excellent access to the A11 and A14.

The accommodation includes an entrance hall, ground-floor WC, living room with downstairs storage and a modern kitchen/dining room with integrated appliances and French doors opening onto the rear garden. Upstairs, the main bedroom benefits from an en-suite shower room, alongside two further bedrooms and a family bathroom.

Outside, there is an enclosed rear garden with a large patio, lawn and timber shed. A driveway to the side provides parking for two vehicles and includes an electric vehicle charging point.

Entrance Hall

Wood-effect flooring, access to the ground-floor WC and living room.

Downstairs WC

Low-level WC, pedestal washbasin with tiled splashback and wood-effect flooring.



ACCOMMODATION

Living Room

Window to the front aspect, useful understairs storage cupboard and staircase leading to the first floor. Access through to the kitchen/dining room.

Kitchen/Dining Room

Fitted with a wide range of wall and base-level units with complementary work surfaces. Integrated fridge/freezer, high-level electric oven with grill, electric hob with extractor over, integrated dishwasher and washing machine, and a one-and-a-half-bowl stainless-steel sink and drainer. Wood-effect flooring and French doors opening directly onto the rear patio and garden.

First Floor Landing

Access to all three bedrooms and the family bathroom, with loft access.

Master Bedroom

Window overlooking the rear garden, built-in airing cupboard and access to the en-suite shower room.

En-suite

Double shower cubicle, low-level WC and pedestal washbasin. Part-tiled walls and window to the side aspect.

Bedroom 2

Window to the front aspect.

Bedroom 3

Window to the front aspect.

Family Bathroom

Panelled bath, low-level WC and pedestal washbasin. Part-tiled walls, wood-effect flooring and window to the side aspect.

Outside

The enclosed rear garden is mainly laid to lawn, with a generous paved patio providing space for outdoor seating and entertaining. Timber storage shed and gated side access.

Driveway and Parking

A driveway to the side of the property provides off-road parking for two vehicles and includes an electric vehicle charging point.

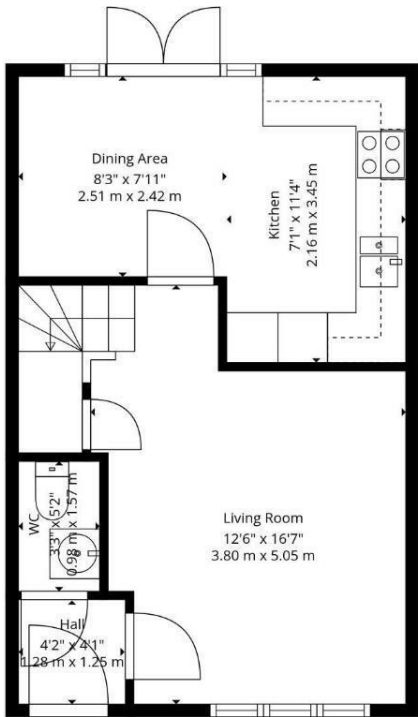
Agents Note

Please note there is an estate management charge of

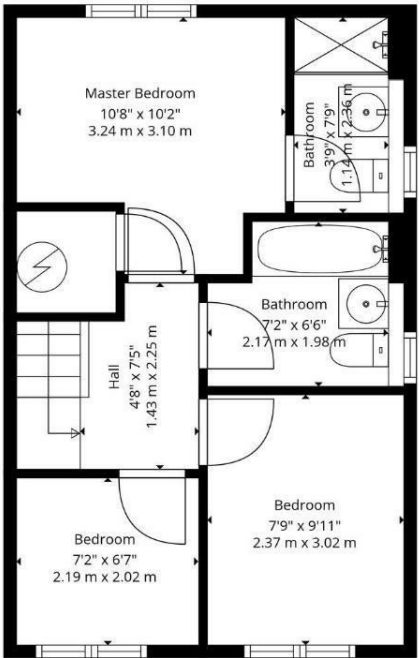








Ground Floor



1st Floor

TOTAL: 761 sq. ft, 70 m2
Ground floor: 381 sq. ft, 35 m2, 1st floor: 380 sq. ft, 35 m2

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Council Tax Band : C

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

