



Taylors

ROWLEY REGIS, Sidaway Close

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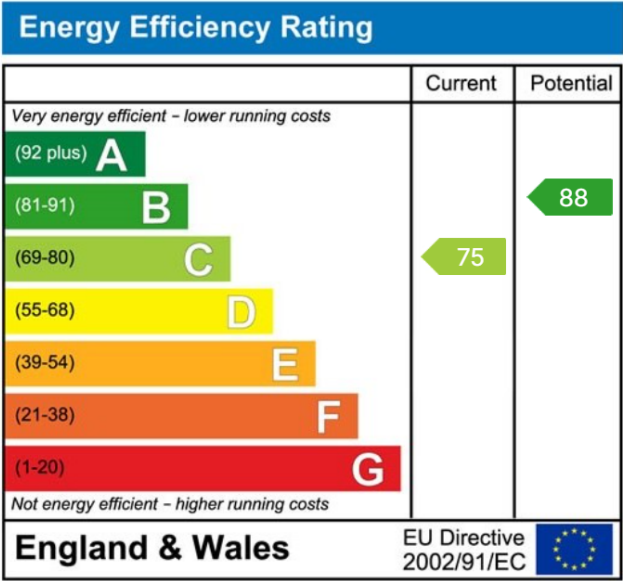
- Superb extended semi detached
- Cul de sac position
- Lovely rear garden
- Outstanding living room with media wall
- Delightful dining room/garden room
- Excellent spacious kitchen with integral appliances
- Three bedrooms
- Ensuite shower room
- Bathroom with shower
- Good size drive and Garage



An OUTSTANDING, SUPERBLY and FASHIONABLY presented, EXTENDED semi detached home in this established cul de sac. Requiring internal inspection, having gas central heating, PVC double glazing, good size block pave drive and a LOVELY LAID OUT REAR GARDEN - Hall, Super Spacious LIVING ROOM with media wall, Delightful DINING ROOM/GARDEN ROOM outlooking to the garden, Spacious attractive fitted KITCHEN with integral appliances, THREE BEDROOMS [Bedroom One with ENSUITE SHOWER ROOM], Main BATHROOM, GARAGE. All main services connected. Tenure Freehold, Council Tax Band C. EPC C . Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction walls brick, tiled roof. Long term flood risk, surface and rivers very low.

Front garden With good size block paved drive, **Hall** Stairs off, **Splendid Spacious Living Room** - 7.32m x 4.72m (24'0"into bay x 13'3"max) Being L shaped and having feature media wall with inset living flame electric fire, display shelving with under lighting. Useful Store off, **Dining Room/Garden Room** - 4.29m x 2.16m (14'1" x 7'1") Having double glazed window and double doors to the garden, fashionable verticle radiator, ceiling lighting and ceiling velux windows, **Super Fitted Kitchen** - 4.19m x 2.69m (13'9"into dr recess x 8'10"into dr recess) Having a comprehensive range of floor and wall units having white gloss style fronts, integral oven and grill, hob and cooker hood, integral fridge and freezer, tiled floor, double glazed door and window to the garden, **Garage** - 4.42m x 2.57m (14'6" x 8'5") With power and lighting, **Landing, Bedroom One** - 4.57m x 2.49m (15'0" x 8'2"), **Ensuite Shower Room** - 2.49m x 1.22m (8'2" x 4'0") With shower cubicle, handbasin and WC, **Bedroom Two** - 4.06m x 3.73m (13'4"into wardrobes x 12'3") With range of fitted wardrobes, **Bedroom Three** - 2.82m x 2.16m (9'3" x 7'1"), **Bathroom** - 1.8m x 1.68m (5'11" x 5'6") Having panel bath with Triton shower above, handbasin and WC, tiling to walls and tiled floor, **Superb Rear Garden** Having side entrance with gate, attractive patio with tap, lawn additional shaded area, feature pergola and Shed





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