



4 ROWAN TREE CLOSE

£249,995 Freehold

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UNDER OFFER

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This delightful property effortlessly marries style with functionality, featuring uPVC double glazing and a gas central heating system to ensure a warm and inviting atmosphere throughout the year.

You will appreciate the newly installed flooring that elevates the contemporary aesthetic, while the flat rear garden presents an excellent opportunity for relaxation and outdoor entertaining, complete with convenient side access for ease of use.

With ample parking to the front, this home is an exceptional option for families seeking comfort, space and accessibility in a highly sought-after neighbourhood.

Property Comprises: Hallway, Cloak Room, Kitchen/Diner, Lounge, Landing, 3 Bedrooms, En-suite, Family Bathroom.

Tenure: Freehold

HALLWAY

Emulsion walls and ceiling, radiator, storage cupboard, stairs leading to first floor.

CLOAKROOM

Emulsion walls and ceiling with tiled splash backs, 2 piece suite in White, window to the side.

KITCHEN/DINER

w: 5.52m x l: 3.03m (w: 18' 1" x l: 9' 11")

Emulsion walls and ceiling, fitted base and wall units in White with tile splash backs, electric hob and oven, extractor hood, integrated dishwasher, plumbed for washing machine, radiator, power points, window to the front

LOUNGE

w: 5.02m x l: 2.95m (w: 16' 6" x l: 9' 8")

Emulsion walls and ceiling, radiator, power points, windows to the side and rear, French doors to the rear.

LANDING

Emulsion walls and ceiling, attic hatch, storage cupboard, window to the side.

BEDROOM 1

w: 3.92m x l: 2.84m (w: 12' 10" x l: 9' 4")

Emulsion walls and ceiling, radiator, power points, window to the front, access to en-suite.

ENSUITE

Emulsion walls and ceiling, tile splash backs, 3 piece shower facilities in White with vanity unit.

BEDROOM 2

w: 2.96m x l: 3.54m (w: 9' 9" x l: 11' 7")

Emulsion walls and ceiling, radiator, power points, window to the rear.

BEDROOM 3

w: 2.46m x l: 2.05m (w: 8' 1" x l: 6' 9")

Emulsion walls and ceiling, radiator, power points, window to the front.

GARDEN

Rear garden laid with lawn and with porcelain patio slabs.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.