

£729,000
Freehold



Cranfords
Estate Agents



Features

- Built 9 Years Ago
- Ideal Family Home
- Parking For 2 Vehicles
- Peaceful Location
- Stones Throw From The Bridge
- Generous Bedroom Sizes
- Scope For A Fourth Bedroom
- LR3339
- TRP 159

Summary of Property

Cranfords are delighted to present Rouge Bois to the local market, a beautifully maintained, modern three-bedroom home built just nine years ago by the current owners. Constructed to full contemporary building standards, the property has been lovingly cared for and remains in excellent condition throughout. Tucked away in a quiet, little-known lane just a stone's throw from the Bridge front, this home offers both privacy and convenience. There are two private parking spaces, with ample additional on-street parking available nearby. The enclosed garden wraps around the property, providing a safe and secure space for children and pets. Inside, the spacious entrance hall includes a convenient downstairs W.C. To the right, a bright and airy lounge offers generous living space. The current owners use the third bedroom as a study, but it comfortably accommodates a double bed and wardrobe if required. The dining room provides an excellent area for entertaining or could be converted into a fourth bedroom if desired. The well-equipped kitchen features double doors opening out to the garden, creating a light-filled and inviting space. Upstairs, there are two large double bedrooms. Bedroom two was designed with flexibility in mind. it could easily be divided to create an additional bedroom or converted into an en suite, with plumbing already in place via the adjacent family bathroom. Bedroom one offers extensive floor space, fitted wardrobes, a walk-in wardrobe, and a private en suite shower room. A well-rounded home offering modern comfort, versatility, and a superb location close to the Bridge. Call Cranfords today on 243878 to arrange your viewing.

Room Descriptions

Ground Floor

Entrance Hall

21' 0" x 9' 9" (6.40m x 2.97m) Max.

W/C

4' 10" x 4' 6" (1.47m x 1.37m)

Lounge

21' 0" x 13' 2" (6.40m x 4.01m)

Bedroom 3

13' 5" x 8' 0" (4.09m x 2.44m)

Dining Area/Bedroom 4

12' 8" x 9' 6" (3.86m x 2.90m) Currently used as the dining room but has scope to create a fourth bedroom if one wished to do so.

Kitchen/Breakfast Room

19' 0" x 10' 6" (5.79m x 3.20m) Electrolux double oven, Ciarra hob, extractor fan, Indesit dishwasher, Hotpoint washing machine, and condensing dryer.

First Floor

Landing

7' 10" x 3' 11" (2.39m x 1.19m)

Bedroom 2

17' 4" x 13' 1" (5.28m x 3.99m) This room is designed to be made into two separate rooms if a new owner wished to do so.

Family Shower Room

8' 9" x 6' 5" (2.67m x 1.96m)

Bedroom 1

17' 4" x 13' 5" (5.28m x 4.09m)

Walk-in Wardrobe

10' 6" x 6' 3" (3.20m x 1.91m)

En-Suite Shower Room

10' 6" x 7' 8" (3.20m x 2.34m)

Exterior

Shed

8' 0" x 6' 0" (2.44m x 1.83m)

Services

Mains electricity, water and drainage. Electric central heating.

Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.



Material Information

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

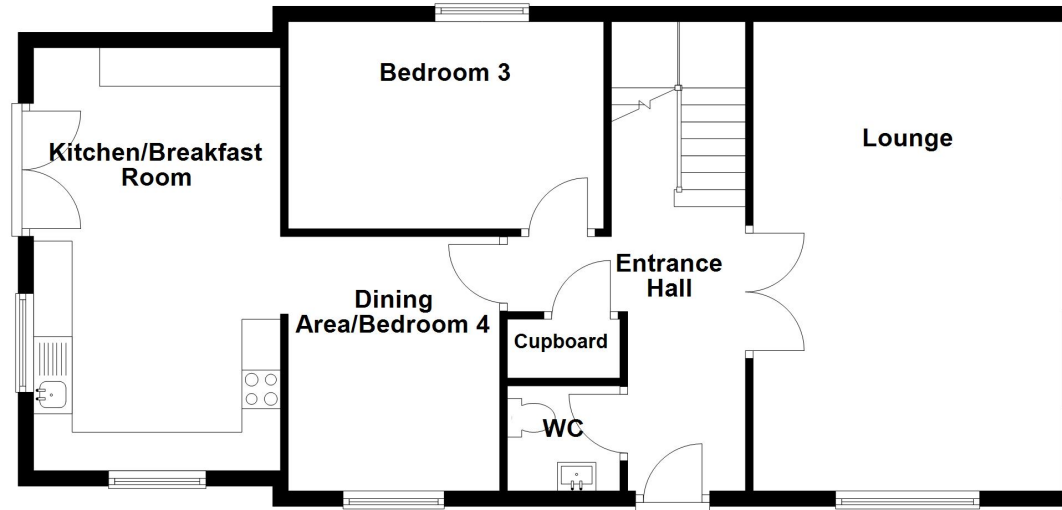
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

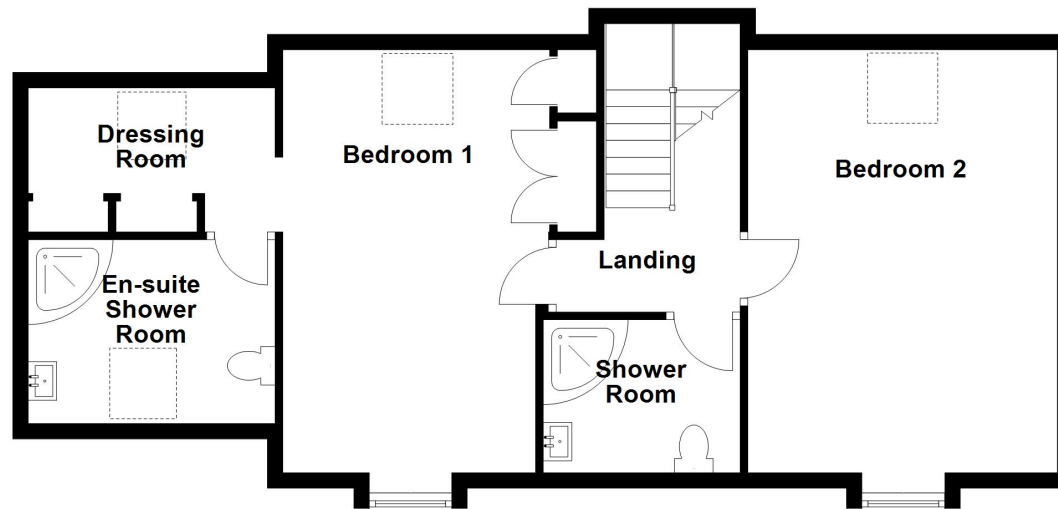


Floorplan

Ground Floor



First Floor



PLEASE NOTE:

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.

1, Westerbrook, Southside, GY2 4QQ 01481 243878 sales@cranfords.co.uk