

**SOLD STC**



**Rowena Drive, Thurcroft**  
**Asking Price Of £170,000**

  
**MARTIN & CO**



## Rowena Drive, Thurcroft

3 Bedrooms, 1 Bathroom

Asking Price Of £170,000

- Semi detached
- No chain
- Off road parking
- Two reception rooms
- Dining kitchen

Offered for sale with no chain involved, this spacious and well-appointed three bedroom semi-detached home is located in the popular area of Thurcroft. With easy access to local amenities, public transport links, and commuter links, this property is sure to attract a varied range of purchasers.

Upon entering the property, you are greeted by an entrance hall with a glass and oak balustrade, creating a modern and inviting atmosphere. The lounge boasts a bow window, allowing plenty of natural light to flood the room. The dining kitchen features a range of fitted wall and base units, offering ample storage space, and French style doors leading to the rear garden.

Convenience is key with a downstairs w.c. and a side porch with storage cupboards. The utility room provides additional practicality. The rear sitting room is a cozy space with French doors opening to the garden and a log burner, perfect for those chilly evenings.

Heading to the first floor, you will find a well-proportioned landing leading to three bedrooms. Each bedroom offers comfortable living space and the opportunity to create a personalized haven. The



family bathroom is fitted with a four-piece suite, ensuring that all your needs are met.

Outside, the property boasts off-road parking to the front, providing convenience for residents and visitors. The rear garden features a decked area, a well-maintained lawn, and another decked area, offering a tranquil space to relax and unwind.

**ENTRANCE HALL** With coving to the ceiling and laminate flooring. The focal point of the hallway is the feature staircase with glass and oak balustrade with under stairs storage. There is a front facing entrance door and side facing window.

**LOUNGE** With coving and rose to the ceiling. With laminate flooring, inset contemporary style fire and front facing bow window.

**DINING KITCHEN** With coving and downlights to the ceiling. There is a range of fitted wall and base units,

wall units include extractor hood. Base units are set beneath granite worktops which include a one and a half bowl sink, hob, oven, integrated dishwasher, integrated washing machine, tiled floor, tiled splash backs, rear facing window and rear facing French style doors to the rear garden.

**DOWNSTAIRS W.C** Having a low flush w.c, wash hand basin, downlights to the ceiling and rear facing window.

**SIDE PORCH** With fitted base units with wooden top, front facing window and front facing entrance door.

**UTILITY ROOM** With wall and base units, downlights to the ceiling and tiled floor.

**SITTING ROOM** With downlights to the ceiling, tiled floor, log burner, side facing French doors to the garden and rear facing window.

**LANDING** With coving to the ceiling and loft access.



Side facing window and glass and oak balustrade.

**BEDROOM ONE** A double size room with coving to the ceiling, laminate floor and front facing window.

**BEDROOM TWO** A double size room with coving and downlights to the ceiling, fitted storage and rear facing window.

**BEDROOM THREE** A good size single room with coving to the ceiling and built in cabin bead with storage and front facing window.

**BATHROOM** A generous size bathroom with a white four piece suite which includes a low flush w.c, wash hand basin, shower cubicle, bath, tiled walls, tiled floor, downlights to the ceiling and two rear facing windows.

**OUTSIDE** To the front of the property is a block paved drive with lawn. To the rear is an enclosed garden with decked area, lawn, further decked area and log store.



92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
1164.62 ft<sup>2</sup>  
108.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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