

HOME  TRUTHS

Rookwood, Ecclestone

PR7 5RG

Offers Over **£285,000**





Wonderful three bedroom semi detached property on a corner plot within easy reach of village amenities, excellent schools and countryside walks. With over 1100 square feet of stylish and elegant accommodation this is a lovely place to call home.

Step into the entrance hallway with solid wooden flooring and cloakroom off comprising wash hand basin and wc. The spacious living room naturally divides into discrete seating and dining areas with the former having pleasing views out, and the latter overlooking the garden.

The breakfast kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space, power & plumbing for additional appliances.

Externally the detached garage has power and light and driveway parking for four vehicles. The side garden is laid to lawn with meandering pathways, flowering trees all bordered by mature hedging. To the rear, the courtyard garden is lovely and private with double gated access offering secure parking if required, and benefits from greenhouse and shed as well as being the perfect place in which to relax and entertain.



Back inside, stairs lead to the first floor landing with bedroom one a stunning large double with fitted wardrobes. Bedroom two is a second double to the rear with bedroom three a very comfortable single to the front with views over trees to open countryside. The bathroom comprises p shaped bath with screen, mixer shower in cubicle floating wash hand basin, wc, ladder heated towel rail and fully tiled elevations. The airing cupboard houses the Ideal combi boiler.

This delightful family home is ready to move into so do give us a call to arrange a viewing and make it yours. Council tax C, EPC to follow, Freehold.

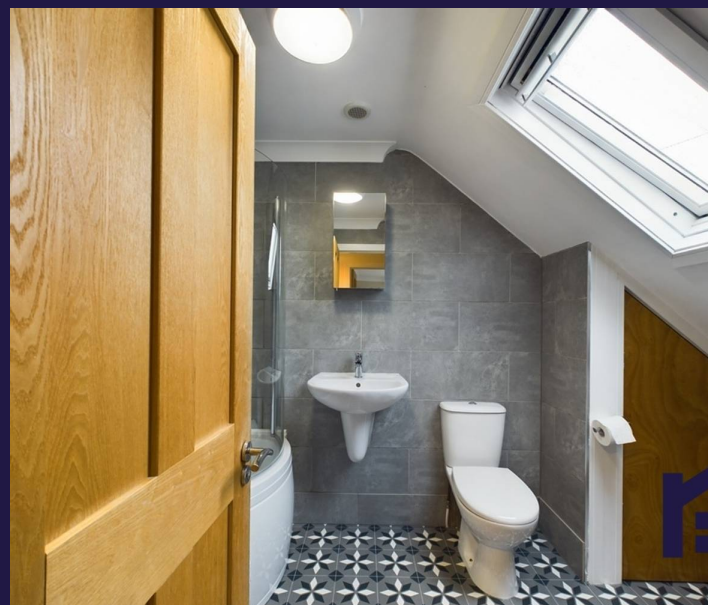


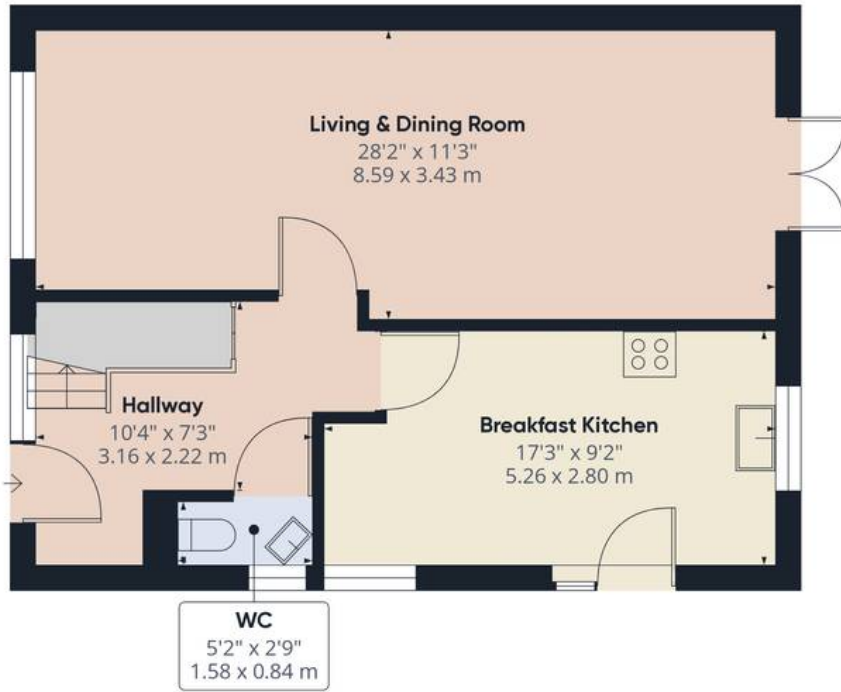
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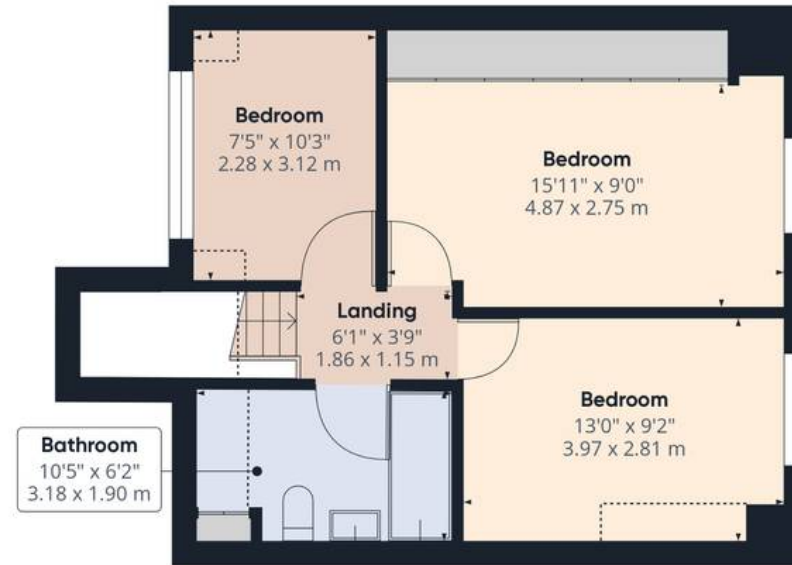
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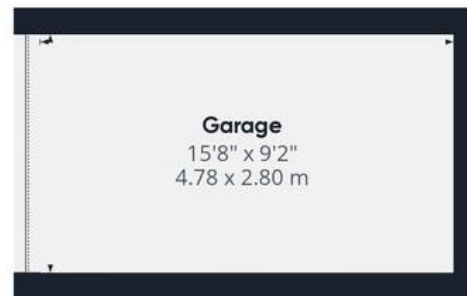




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1165.41 ft²
108.27 m²

Reduced headroom

47.36 ft²
4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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