



61 Roundstone Drive, East Preston – BN16 1EW

£350,000 Freehold

Stylish three-bedroom home arranged over three well-designed floors • Bright and spacious open-plan living, kitchen and dining area • Modern fitted kitchen creating a perfect space for entertaining • Ground floor utility room and convenient downstairs WC • Two well-proportioned bedrooms on the first floor • Stunning family bathroom with luxury his-and-hers style sink arrangement • Impressive top floor principal bedroom with private ensuite shower room • Low maintenance landscaped garden and cabin for home working • Brand-new driveway providing ample off-road parking and close to local amenities and transport links



This stylish three-bedroom home offers bright and contemporary living arranged over three well-designed floors, perfectly suited to modern lifestyles. The ground floor centres around a spacious open-plan layout that combines a generous living area with a sleek kitchen and dining space, creating a sociable and versatile environment ideal for both everyday living and entertaining. The property also benefits from the practicality of a ground floor utility room and WC, adding further convenience to this thoughtfully arranged home. The interior is presented with tasteful modern décor throughout, creating a welcoming space ready to move straight into.

The first floor hosts two well-proportioned bedrooms alongside a stunning bathroom suite, beautifully designed with a striking his-and-hers style sink arrangement that adds a touch of luxury. The top floor is dedicated to an impressive principal bedroom, further enhanced by its own ensuite shower room, providing a private and comfortable retreat. Externally, the home benefits from a brand-new driveway providing ample off-road parking to the front, as well as a low maintenance garden with a detached cabin – providing the perfect space for hobbies or working from home, while its convenient location offers easy access to a range of local amenities and excellent transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Living Room

19' 7" x 16' 7" (5.97m x 5.06m)

Kitchen / Diner

13' 4" x 11' 1" (4.06m x 3.38m)

Ensuite

Bathroom

Utility Room

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.23m)

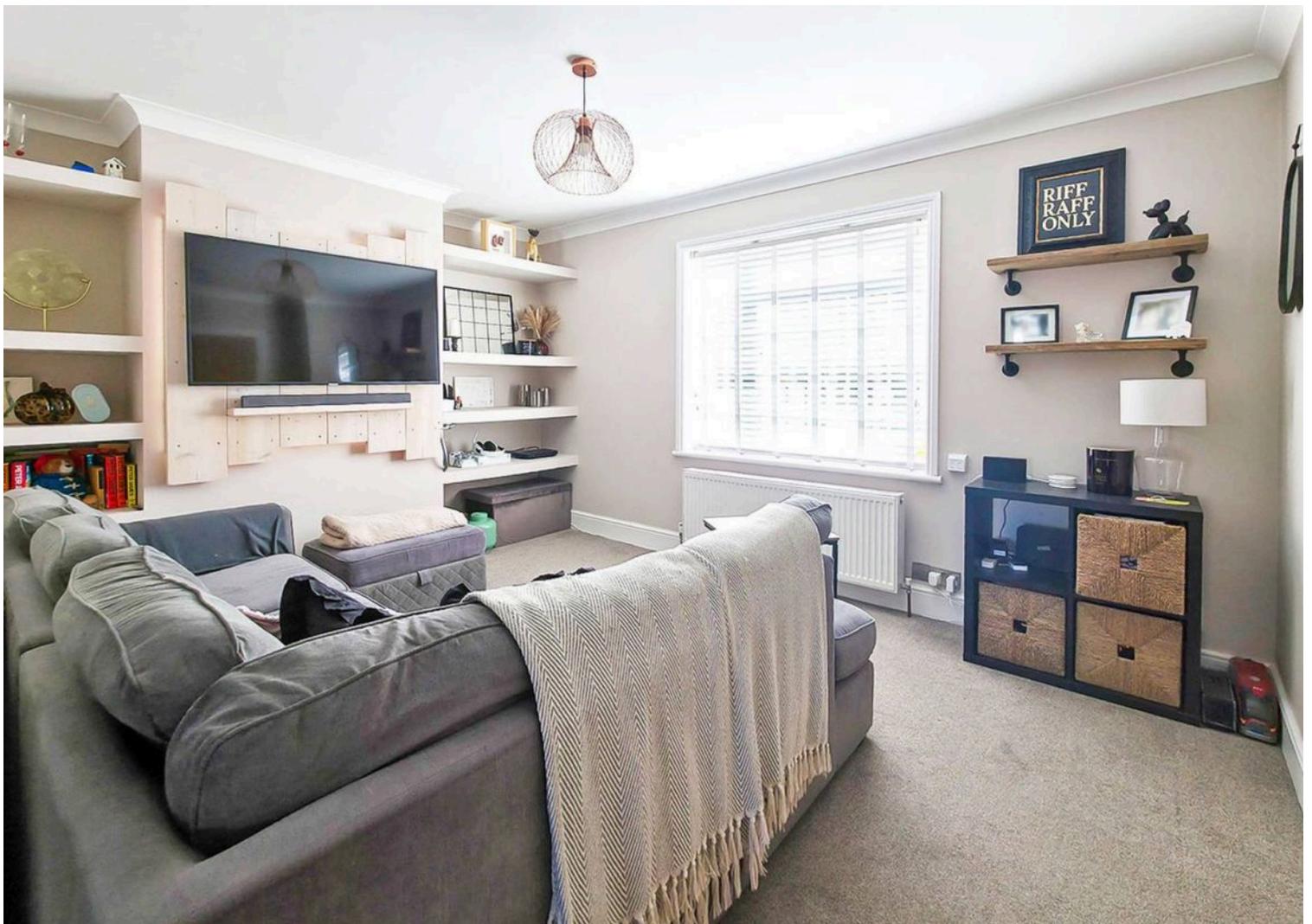
Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

Bedroom 3

10' 1" x 7' 9" (3.07m x 2.36m)







Total Area: 1090 ft² ... 101.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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