



## 13 Rosewood Avenue, Stockton Brook

£285,000 Freehold



Two beautiful reception rooms that can be used to suit along with a separate kitchen and convenient ground floor W/C. • A detached family home that is ideally located with easy access to commuter links, great local schools, countryside walking opportunities and plenty of amenities. • Potential to extend at the rear to create a fabulous open plan kitchen/dining/living space (subject to necessary planning permission). • Consider everyone well catered for as there are three double bedrooms along with a family bathroom and a separate W/C. • Double garage to the rear that could be transformed into a gym/work from home space, annex or whatever you would choose!



"Roses are red, violets are blue" we love this property and we know you will too! We have definitely secured the best pick of the bunch with this detached family home situated in Stockton Brook. Oozing with potential this three bedroom property offers fantastic space that can easily be developed further if you choose. Location is superb being nestled along a quiet cul-de-sac yet having easy access to handy commuter links, great local schooling, walking opportunities and plenty of amenities. The ground floor comprises a generous lounge to the front, dining room to the rear along with a separate kitchen, storage area (that could also be purposed as a utility) and a must have ground floor W/C. Upstairs boasts three double bedrooms.... Yes we really did say ALL DOUBLES. There is also a family bathroom to the front with a separate W/C along the landing. Externally the property comes with a detached double garage that could also be converted into a home office, gym, studio or annex (subject to necessary planning permission). We haven't quite finished just yet... if you still require more space, there is potential to extend at the rear either over one or two storeys (STPP). Add an additional bedroom/ensuite or create your dream open plan kitchen/dining/living space, the choice is all yours! There are both front and rear gardens along with a private driveway and access to the rear from both sides of the property. The rear offers a large open space to sit out along with a wild garden area and space for a greenhouse. If you are looking for a detached home where the family can truly bloom, then look no further than Rosewood Avenue! Contact our Stone office to arrange your viewing today.



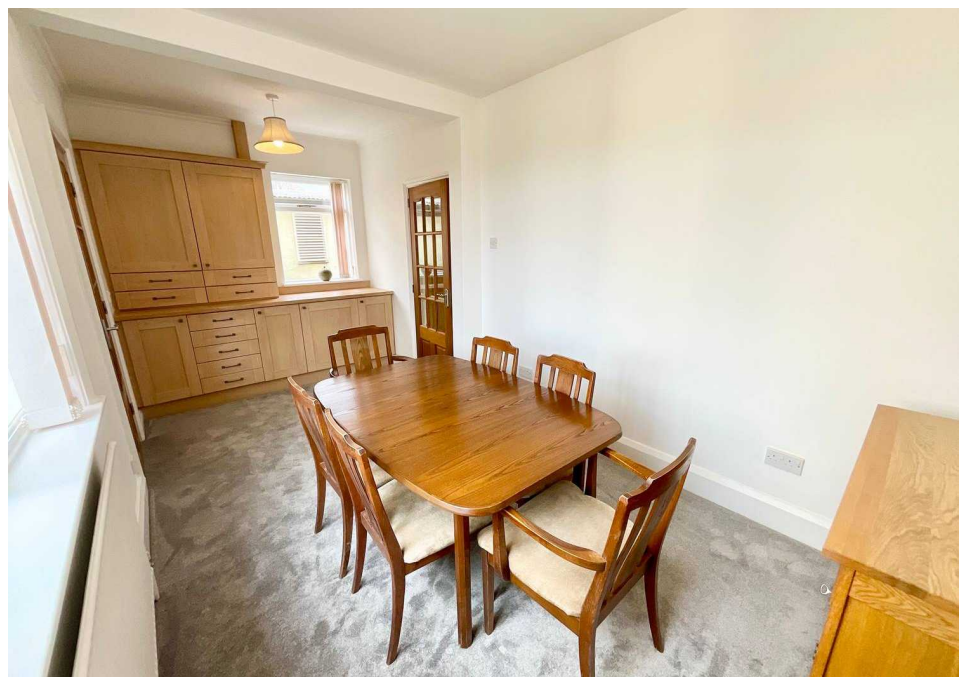
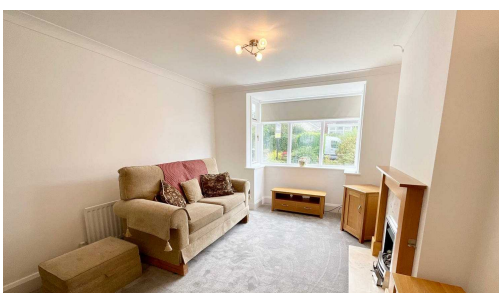
"Detached family home in Stockton Brook with 3 double bedrooms, potential for further development. Quiet cul-de-sac location, convenient for commuters, schooling, and amenities. Double garage, potential for home office/gym. Contact Stone office for a viewing."

Council Tax band: C

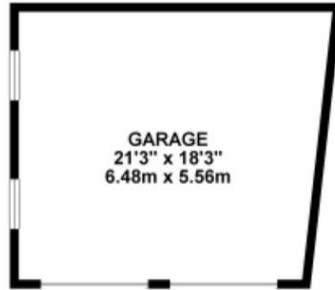
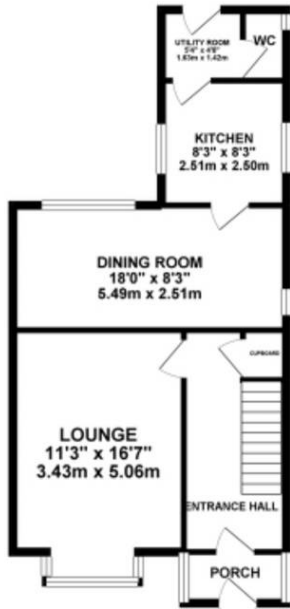
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR 921.12 sq. ft.  
( 85.58 sq. m. )



1ST FLOOR 503.45 sq. ft.  
( 46.77 sq. m. )



TOTAL FLOOR AREA : 1424.57 sq. ft. ( 132.35 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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