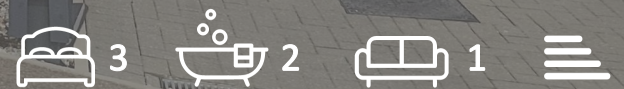




24 Roeburn Way

PE11 3ZW

£229,995



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This versatile semi detached townhouse offers ideal family accommodation overlooking an attractive green/park area. Enjoying a convenient location close to schools and local amenities the town center is only a short drive away the property benefits from gas radiator heating along with PVCu double glazing.

The accommodation offered comprises; Entrance Hall with stairs to the first floor Landing and a W.C. Cloakroom, there is a well appointed Kitchen Breakfast Room and a good size Lounge which has French Door access to the rear garden.

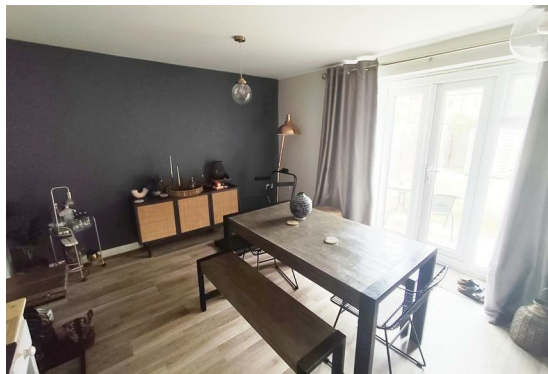
The first floor Landing gives access to the second and third Bedrooms along with the Family Bathroom.

The whole top floor is dedicated to the attractive Main Bedroom with Velux windows in a sloping ceiling, fitted wardrobe space and a generous size Ensuite Shower Room.

Outside are gardens front and rear and a single garage.

Viewing of this attractive, family home is strongly recommended.

Tenure Freehold
Council tax C





Entrance Hall
Storage cupboard under the stairs to the first floor, doors to

Cloakroom W.C

Lounge
15'08 x 11'8 (4.78m x 3.56m)
French doors through to the rear garden.



Kitchen Breakfast Room
36'1"3'3" x 26'2"13'1" (11'1 x 8'4)
Fitted with a range of base and eye level kitchen units and work top space. integrated washing machine and dishwasher, fridge freezer, electric oven and gas hob with a cooker hood above.

First Floor Landing
Window overlooking green area, doors to

Bedroom 2
15'9 x 11'8 (4.80m x 3.56m)
Juliet balcony overlooking the rear garden.

Bedroom 3
9' x 8'4 (2.74m x 2.54m)

Family Bathroom

Main Bedroom Landing

Main Bedroom
14' max x 12'3 max (4.27m max x 3.73m max)
Range of fitted wardrobes, sloping ceiling with Velux windows, door to

Ensuite Shower Room

Outside
To the front of the property is an easy to maintain garden enclosed by a picket fence and overlooking an open green area. There is a single garage close by and an enclosed rear garden, laid to lawn with a patio and decking area.



Floor Plan



Viewing

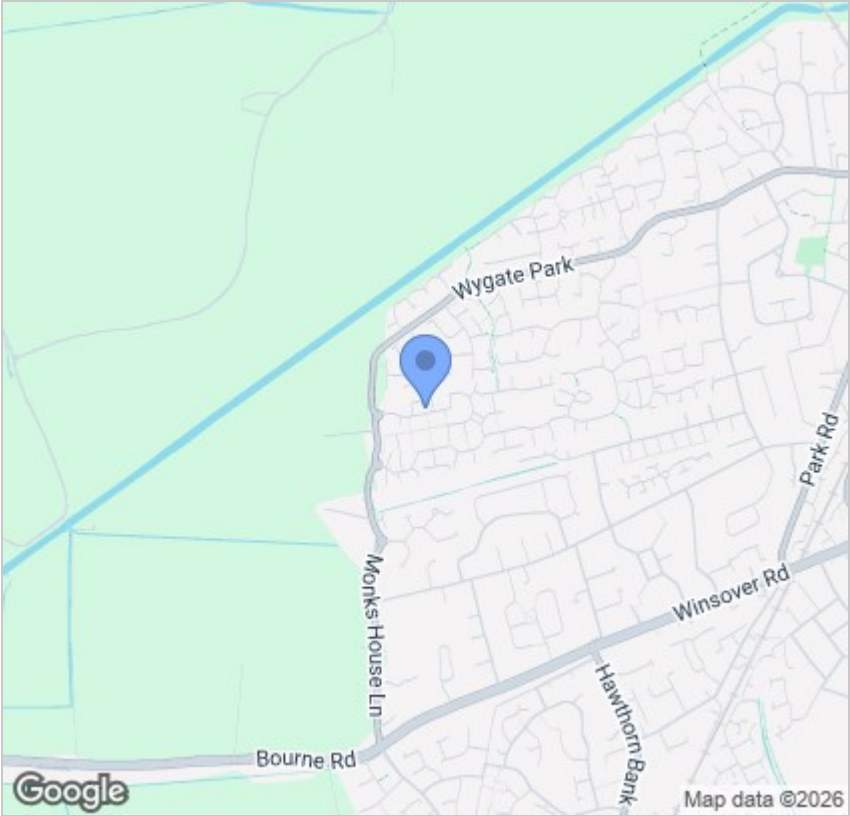
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

