



Rose Close | | Wellington | TA21 9GS

Asking Price £350,000



**WILSONS**

ESTATE AGENTS

The property is offered for sale with no onward chain and occupies a prime position at the end of a no-through road, adjacent to a large open green space—perfect for children to play.

The accommodation is spread over two floors. The ground floor features a spacious lounge with doors opening onto the generous rear garden, a modern, fully fitted kitchen/dining room, a utility room, and a cloakroom/WC. Upstairs, there are three double bedrooms, one with an en suite, and a family bathroom. The home benefits from double glazing and gas central heating, boasting a high energy efficiency rating.

Externally, the front garden is landscaped with flower beds and mature bushes. The larger-than-average rear garden includes a patio area just outside the house, with the rest laid to grass lawn.

There is off-road parking for two cars, with potential to add more if needed.



- Modern detached Bovis built house in 2022
- Adjoining an open "green space"
- Modern fitted kitchen with integrated appliances and a breakfast bar
- 3 generous bedrooms
- Driveway for 2 cars (scope for more)
- Choice location toward the end of a no through road
- Large lounge with French doors to the rear garden
- Utility room and cloakroom/WC
- Main bedroom en suite and a family bathroom
- South facing side garden



Rose Close is a select development on the outskirts of Rockwell Green, built by the reputable builder Bovis.



#### Kitchen Diner

18'0" x 10'0" (5.49m x 3.05m)

This bright and spacious kitchen diner has been thoughtfully designed to combine practical cooking space with a comfortable dining area. The kitchen features sleek white cabinetry complemented by striking turquoise tiled splashbacks, and integrated appliances including a built-in oven and gas hob. The light wood-effect flooring continues throughout, enhancing the airy feel. Ample natural light floods the room through large windows dressed with blinds and curtains, while a wooden dining table with matching chairs offers a perfect spot for family meals or entertaining guests.

#### Utility

5'3" x 6'0" (1.60m x 1.83m)

The utility room offers additional storage and practical space, with matching white cabinetry and a continuation of the turquoise tiled splashback. It is well-equipped with a washer and dryer, maximising functionality while keeping the design consistent with the kitchen.

#### Lounge

18'2" x 10'10" (5.53m x 3.29m)

A comfortably sized lounge provides a warm and inviting space for relaxation and socialising. It is carpeted in a neutral tone that complements the soft furnishings and enhances the cosy atmosphere. Large windows and French doors open onto the garden, flooding the room with natural light and offering easy access to the outdoor space. The room is arranged with sofas and chairs centred around a wooden coffee table and entertainment unit, creating a welcoming environment for family life or entertaining.

#### W.C.

5'10" x 4'8" (1.78m x 1.41m)

This ground floor WC is simply styled with white walls and flooring, and fitted with a modern white toilet and pedestal basin. It is practical and easily accessible from the hallway, providing convenient facilities for guests and residents alike.

#### Principal Bedroom

18'0" x 9'7" (5.48m x 2.92m)

The principal bedroom is a restful retreat, comfortably sized and featuring neutral carpets and walls. It benefits from dual windows that fill the room with natural light. The room also includes access to a private ensuite shower room that has a clean, modern design with a glass-enclosed shower, white sanitary ware and light wood-effect flooring.

#### En Suite

6'7" x 4'6" (2.01m x 1.36m)

The ensuite bathroom connected to the principal bedroom is fitted with a modern shower cubicle, a white basin, and a toilet. The space is compact but efficiently arranged for ease of use.

#### Bedroom 2

10'4" x 11'8" (3.14m x 3.55m)

Bedroom 2 is a comfortable double room featuring neutral carpeting and two windows that allow good natural light. It is furnished with a double bed, bedside tables and a small wardrobe, and offers a pleasant space for rest or study.

#### Bedroom 3

7'3" x 11'8" (2.21m x 3.56m)

Bedroom 3 is a smaller room, suitable as a single bedroom or study. It features neutral carpet and benefits from a window overlooking the outside. The room is currently arranged with bedroom furniture and a desk, making it ideal for work or rest.

#### Bathroom

5'5" x 7'9" (1.65m x 2.36m)

The family bathroom is well-appointed with a white suite including a bath with glass shower screen, a basin, and a toilet. The walls feature light tiling, and the wood-effect flooring creates a fresh, clean feel. A window ensures the space is bright and ventilated.

#### Rear Garden

The rear garden is a generous, fully enclosed green space bordered by wooden fencing and hedging. It features a paved patio area ideal for outdoor furniture and dining, and an expanse of lawn perfect for play or gardening. The garden benefits from good privacy and enjoys a pleasant outlook over surrounding greenery.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band D EPC Rating B

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