



18 Rose Garden Lane

Siskin Park, Wynyard, TS22 5WB

£360,000



An Executive Family Home In A Popular Location. Presented To A High Standard With Many Extras & Upgrades. The Townhouse Design Offers Accommodation Over Three Floors With The Top Floor Boasting A Generous Master Bedroom, En-Suite Shower Room And Dressing Area. To The Second Floor Are Three Further Bedrooms & Family Bathroom & The Ground Floor Flows Open Plan To The Kitchen/Diner Along With Cloakroom W.C & A Cosy Living Room. The Rear Garden Has Been Landscaped Benefiting Porcelain Paving, Raised Lawn With Delightful Flower Borders & Plants.

Siskin Park Really Is Perfectly Placed For Making The Most Of Both Town And Country Living And Is Set To Be A Delightful New Community.

Located In The Affluent New District Of Wynyard. This Development Benefits From Mature Woodland Views To One Side And Open Fields To The Other. Built By Countryside Partnership To The 'Dunham' Specification. Offering The Perfect Balance Of Space And Practicality For Your Modern Family Lifestyle.



Internal Specification:

Chrome Sockets To Entire Ground Floor, Energy-Efficient Led Lighting, Telephone Points In Living Room & Master Bedroom, Multi-Media Points In Living Room, Family Rooms & Master Bedroom, USB Charging Points, Gas Fired Boiler & Compact Radiators, Ash Handrails To Staircases, Oak Foil Internal Doors With Polished Chrome Furniture, Whole House Ventilation System.

External Specification & Security:

Outside Water Tap, Feature Skylight Windows, White UPVC Windows And French Doors, Polished Chrome Door Furniture, Turf To Front And Rear Gardens, Shrubby And Plants To Front Gardens, Exterior Lights To Front And Rear, Multi-Point Locking System To Doors, 1.8m Timber Fencing, Mains Powered Smoke Detectors, Security Alarm System.

Entrance Hallway

Composite Entrance Door, Tiled Flooring, Radiator, Doors Leading To The Living Room, Kitchen & W.C, Radiator, Amtico Flooring, Staircase To The First Floor Landing.

Living Room

Feature Media Wall With Panoramic Glass Fireplace Benefiting The Latest Lumen Flame Technology, uPVC Double Glazed Window With Plantation Shutters, Recessed Spotlights To The Alcoves, Chrome Effect USB Sockets And Light Switches, Multimedia Wall Socket, Radiator.

Kitchen/Dining Room

Custom Designed Base, Wall & Drawer Units With Co-Ordinating Worktops And Upstands, Soft Closers To Drawers And Cupboards, 1.5 Bowl Stainless-Steel Sink With Stylish Single Lever Mixer Tap, Integrated Double Oven And 5 Ring Hob, Integrated Fridge-Freezer & Dishwasher, Glass Splashback, Glass & Stainless Steel Chimney Hood, Pelmet Lights, Chrome LED Downlights, Chrome Effect USB Sockets And Light Switches, Velux Skylight Windows With Remote Control Black Out Blinds, uPVC Double Glazed Window With Roman Blind, uPVC Double Glazed French Doors With Perfect Fit Blinds, Amtico Flooring, Radiator, Recessed Spotlights To The Ceiling.

Utility Cupboard

Work Surface, Plumbing For A Washing Machine, Amtico Flooring, Further Storage Space.

Cloakroom W.C

White W.C, Wash Hand Basin, Radiator, Amtico Flooring, uPVC Double Glazed Window With Plantation Shutters

First Floor Landing

Doors Leading To The Family Bathroom & Three Bedrooms, Open Spindle Staircase To The Second Floor Landing.

Family Bathroom

Fully Tiled White Bathroom Suite With Bath, W.C, Vanity Unit, Porcelain Washbasin With Chrome Mixer Tap And Pop-Up Waste, Separate Shower Enclosure, Chrome Towel Heater With Summer Setting, Polished Edge Mirror, Chrome LED Downlights, Glass Shelving With Lighting Behind Bath, Amtico Flooring, uPVC Double Glazed Window With Blind.

Bedroom Two

uPVC Double Glazed Window With Plantation Shutters, Radiator.

Bedroom Three

uPVC Double Glazed Window With Plantation Shutters, Radiator, Fitted Sliding Mirrored Wardrobes.

Bedroom Four

uPVC Double Glazed Window With Plantation Shutters, Radiator.

Second Floor Landing

Velux Skylight Window With Black Out Blind, Storage Cupboard, Door Leading To The Master Bedroom.

Master Bedroom & Dressing Area

Velux Skylight Windows With Black Out Blinds, Dressing Area, Multimedia Wall Socket, Radiator, Fitted Sliding Mirrored Wardrobes, Door Leading To The En-Suite.

En-Suite Shower Room

White W.C, Vanity Unit, Porcelain Washbasin With Chrome Mixer Tap And Pop-Up Waste, Separate Shower Enclosure, Chrome Towel Heater With Summer Setting, Polished Edge Mirror, Chrome LED Downlights, Amtico Flooring, Velux Skylight Window With Black Out Blind.

Detached Single Garage

Up & Over Door, Power, Storage To Roof Rafters, uPVC Double Glazed Door Providing Access To The Garden.

Externally

Porcelain Paved Patio, Raised Garden & Flower Beds With Timber Borders & Fencing.

Energy Efficiency Rating: B

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: F

Note:

The Property Is Subject To A Community Charge Of Approx. £380 Per Annum To Cover The Cost Of Security Services And The Maintenance Of Public Open Spaces And Woodland Fringes.

Disclaimer:

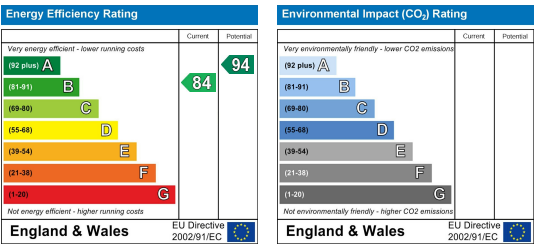
Area Map



Floor Plans



Energy Efficiency Graph



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