



56 Rosemoor Drive, Watlington,
Oxfordshire, OX49 5BP

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

****Excellent starter home**** Contemporary cottage style home provides excellent flexible living with open plan kitchen diner and lounge and cloakroom.

Upstairs has a lovely bright and airy double bedroom with en suite facilities. Gravel front garden and allocated parking at the rear.

This almost brand new home has been stylishly designed to allow modern open plan flexible living. The property is on a private estate of new homes with outstanding views of open countryside, yet within walking distance of Watlington town centre.

Enter via a paved pathway to the front garden that is laid to lawn and gravelled, surrounded by a natural coloured low level fence.

The front door leads straight into the lounge with contemporary wood effect flooring throughout the property. A stylish fitted kitchen with light marble effect worktops with built in sink and drainer, housed by smart fitted cabinets with bespoke handles. New oven and gas hob.

A convenient downstairs lavatory with modern white facilities.



The stairway has white painted steps leading to the landing overlooking the rear. Cupboard with door provides convenient storage on the landing.

Leading to a lovely bright and airy double bedroom overlooking the garden with built in white shaker style triple wardrobe. An elegant en suite bathroom with walk in shower with double glass doors and

chrome fittings. Heated towel rail Loft hatch provides small storage space above.

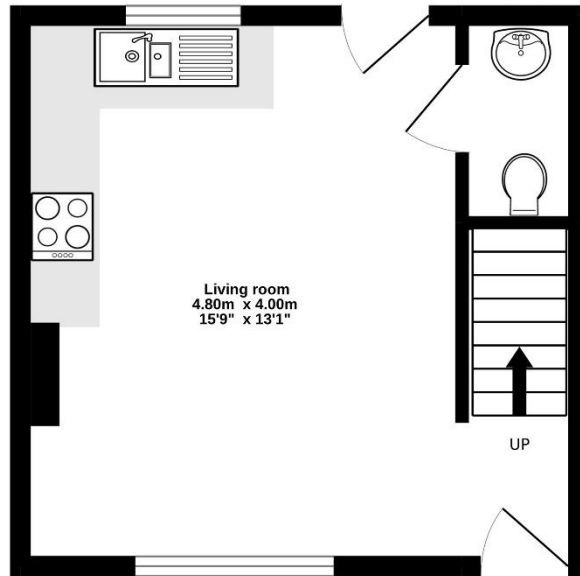
Double glazing throughout and gas central heating, a very energy efficient home.

Allocated parking at the rear and visitors parking to the side

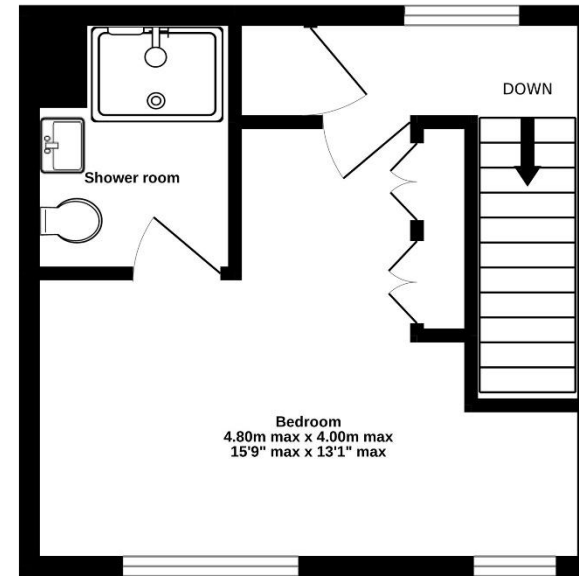
EPC RATING:
83 B

VIEWING ARRANGEMENT:
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.

Ground floor



1st floor



TOTAL FLOOR AREA : 47.6 sq.m. (512 sq.ft.) 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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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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