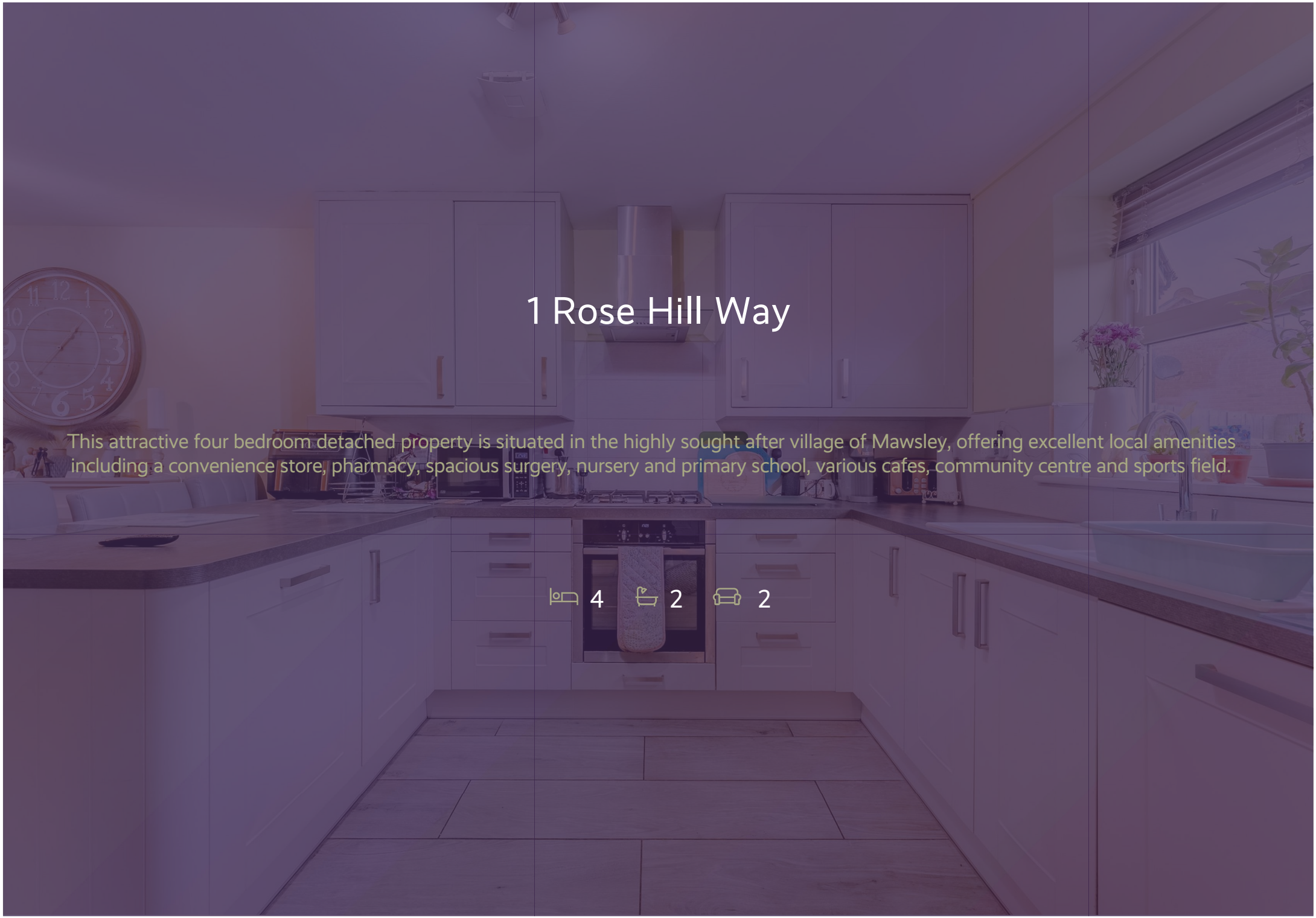


1 Rose Hill Way

Mawsley, NN14 1TT

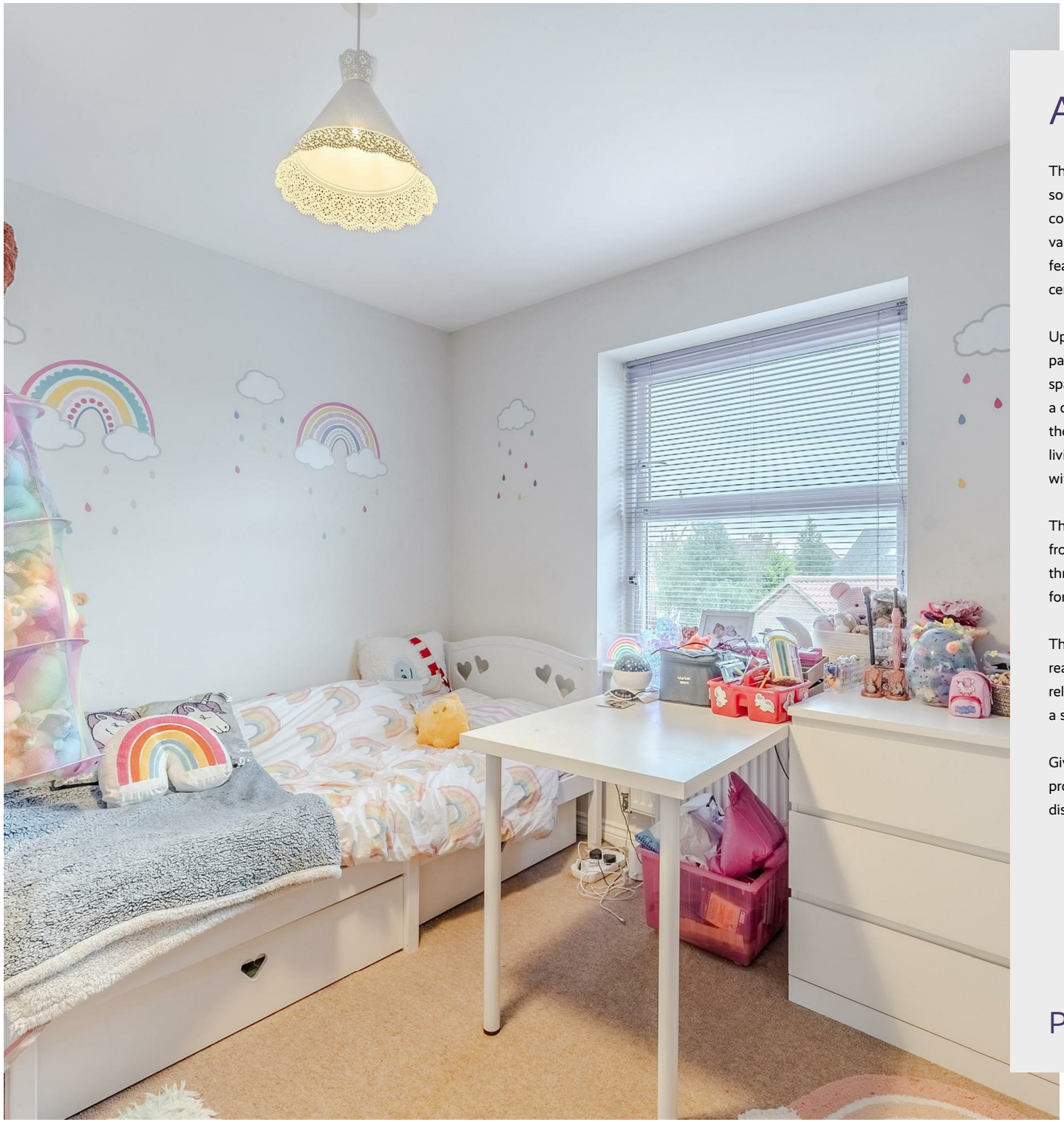
Simpson & Partners



1 Rose Hill Way

This attractive four bedroom detached property is situated in the highly sought after village of Mawsley, offering excellent local amenities including a convenience store, pharmacy, spacious surgery, nursery and primary school, various cafes, community centre and sports field.

4 2 2



About the Property

This attractive four bedroom detached property is situated in the highly sought after village of Mawsley, offering excellent local amenities including a convenience store, pharmacy, spacious surgery, nursery and primary school, various cafes, community centre and sports field. The well-maintained home features sealed unit double glazing throughout and efficient gas radiator central heating for year-round comfort.

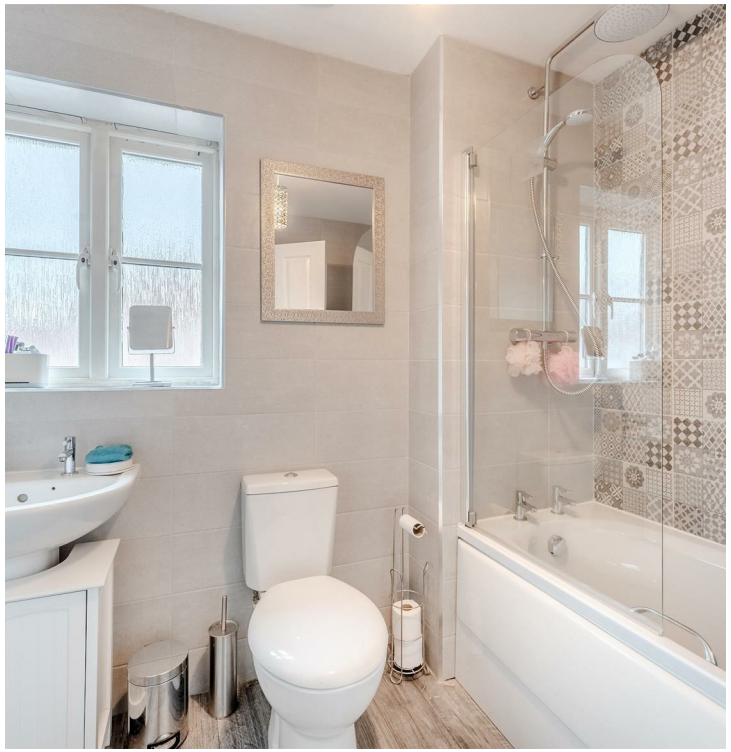
Upon entering through the welcoming entrance hall with its elegant glazed panelled doors, you'll discover a spacious 19' lounge that provides an ideal space for relaxation and entertaining. The ground floor layout is completed by a convenient downstairs WC and an impressive 19' kitchen/dining room, thoughtfully designed with built-in and integrated appliances to meet modern living needs. A practical utility room offers additional storage and workspace, with direct access to the rear garden for added convenience.

The first floor landing leads to four bedrooms, with bedroom one benefiting from a contemporary white three-piece shower room. A separate modern white three piece bathroom suite serves the remaining bedrooms, ensuring comfort for the whole family.

The property's outdoor spaces include both front and rear gardens, with the rear featuring an attractive paved seating area perfect for outdoor dining and relaxation. Practical parking needs are met with off-road parking provision and a single garage for secure vehicle storage.

Given the desirable location, excellent condition and thoughtful layout of this property, an internal viewing is highly recommended to avoid any disappointment and fully appreciate what this wonderful home has to offer.

Price **£355,000**







Entrance Hall:

Downstairs WC:

Kitchen/Dining Room:

Utility Room:

Lounge:

First Floor Landing:

Bedroom 1:

En-Suite Shower Room:

Bedroom 2:

Bedroom 3:

Bedroom 4:

Bathroom:

Front Garden:

Garage:

Rear Garden:






SWEET
HOME







Good Size Family Home - Viewing Is Recommended.



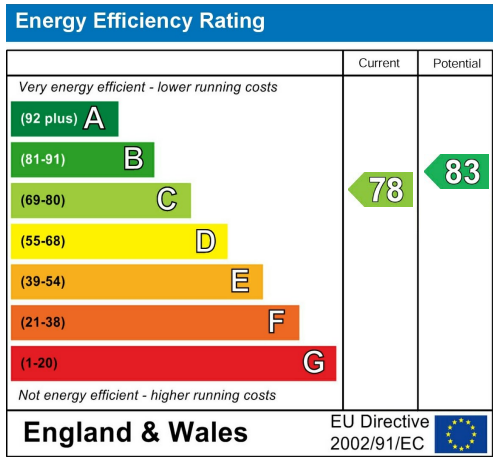




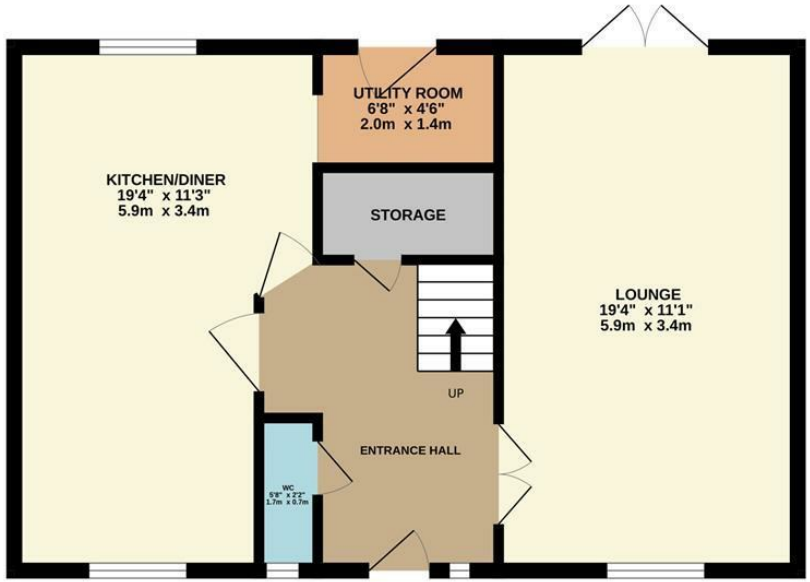




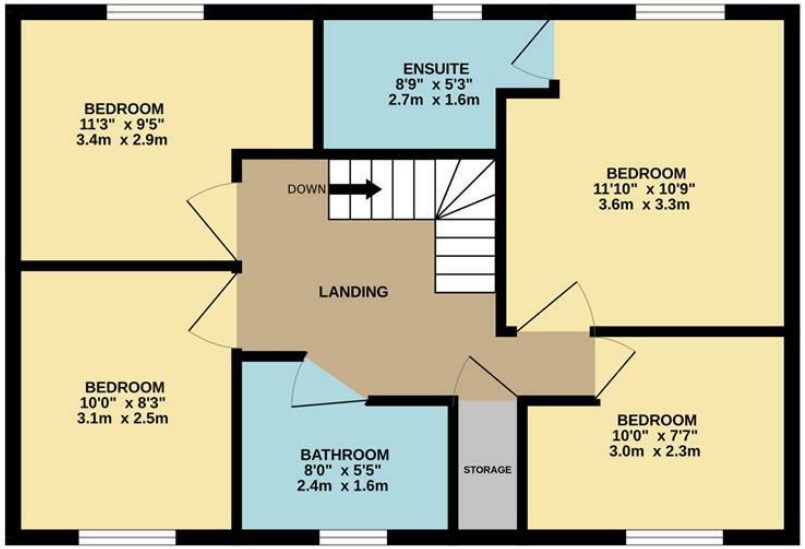



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
83
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR

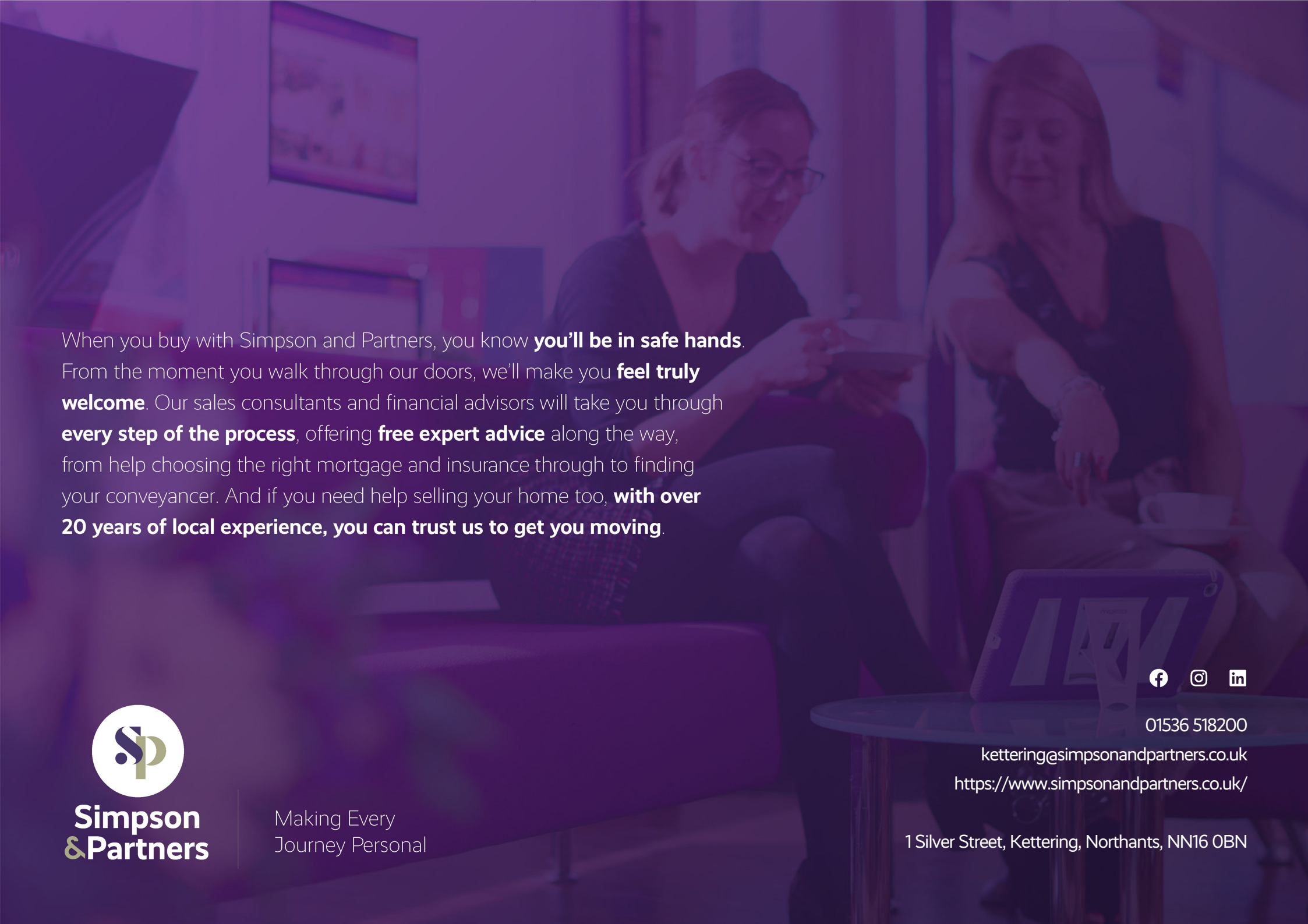


1ST FLOOR



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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