



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

213 Rockingham Road,  
A Grand Design"

 4  3  3



## "A Grand Design"

Innovation, style and creative design have combined resulting in the exceptional interior of this greatly enhanced, individual detached home, occupying an impressive plot on this most desirable road. The high specification interior comprises entrance hallway, bay fronted living room and versatile snug/study. The designer kitchen/dining room is a great social space with Quartz worksurfaces complete with log burner and complimented by the utility room. Four generous double bedrooms are arranged over two floors with the master bedroom boasting a dressing room and en suite. In addition there is both a ground floor bathroom and a shower room upstairs. Outside is equally impressive with a generous block paved frontage offering ample off road parking. The fabulous garden has a gorgeous porcelain patio, perfect for summer entertaining and admiring the gardens. The convenient location offers easy access to the town centre, hospital and mainline railway station offering trains to London St Pancras in under an hour. An exceptional home that simply must be viewed. Call us to book a private viewing today!

**Living Room** - 7.92m x 3.76m (26'0" x 12'4")

**Kitchen/Diner** - 6.58m x 5.11m (21'7" x 16'9")

**Snug** - 3.99m x 3.63m (13'1" x 11'11")

**Shower Room** - 2.08m x 1.68m (6'10" x 5'6")

**Utility Room** - 1.63m x 1.5m (5'4" x 4'11")

**Bedroom 1** - 4.8m x 4.14m (15'9" x 13'7")

**Ensuite** - 2.16m x 2.16m (7'1" x 7'1")

**Bedroom 2** - 2.9m x 2.69m (9'6" x 8'10")

**Dressing Room** - 2.51m x 1.57m (8'3" x 5'2")

**Bedroom 3** - 5.44m x 4.29m (17'10" x 14'1")

**Bedroom 4** - 4.83m x 3.15m (15'10" x 10'4")

**Shower Room** - 2.46m x 2.01m (8'1" x 6'7")





- Bungalow
- Four Bedrooms
- Three Reception Rooms
- Refurbished Interior
- Close To Transport Links
- Generous Plot
- COUNCIL TAX: E
- EPC RATING: E



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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