



GIBBINS RICHARDS 

30 Rose Close, Rockwell Green, Wellington
Offers in the Region Of £425,000

GIBBINS RICHARDS 
Making home moves happen

A four bedroom detached home tucked away within a quiet tucked away position in this modern development. This is a family friendly property with high quality finishes featuring spacious, stylish and functional living spaces, including wide welcoming entrance hallway, study and a fantastic open plan kitchen/diner/family room which overlooks the landscaped garden. This property is ideal for families seeking space, comfort and a touch of luxury.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

Monument view features a variety of home type and also includes landscaped communal areas and parks, promoting a sense of community and providing pathways for dogs walks and a space for children to play. As for amenities nearby, there is a convenience store, butchers, post office, and Italian restaurant, Wellington itself offers a good range of schools, healthcare facilities and recreational options all surrounded by beautiful countryside. As with many new developments there will be an annual contribution to communal green areas which is approximately £200 per annum (TBC).

COMPLETED IN 2022 BY BOVIS HOMES, ON THE MONUMENT VIEW DEVELOPMENT
FOUR BEDROOM DETACHED HOUSE (ASPEN DESIGN)
REMANINER OF 10 YEAR NHBC WARRANTY
HIGH QUALITY FINISH THROUGHOUT
GAS CENTRAL HEATING AND DOUBLE GLAZING
LANDSCAPED REAR GARDEN, WITH PAVED PATIO, LAWN AND PERGOLA
DRIVEWAY PARKING TWO VEHICLES AND SINGLE GARAGE
TUCKED AWAY POSITION OVERLOOKING OPEN GREEN SPACE
GREAT TRANSPORT LINKS TO THE A38 AND M5





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ACCOMMODATION

Entrance Hallway	Stairs leading to the first floor. Under stairs cupboard.
Study	6' 7" x 6' 7" (2.01m x 2.01m)
Cloakroom / Utility	6' 8" x 6' 7" (2.03m x 2.01m)
Sitting Room	16' 5" x 11' 1" (5.00m x 3.38m)
Kitchen/Diner/ Family Room	22' 6" x 11' 1" (6.85m x 3.38m)
First Floor Landing	Access to loft space. Storage Cupboard.
Master bedroom	13' 5" x 10' 10" (4.09m x 3.30m) Fitted wardrobes.
En-suite	7' 5" x 4' 7" (2.26m x 1.40m)
Bedroom	11' 11" x 8' 1" (3.63m x 2.46m)
Bedroom	13' 5" x 8' 0" (4.09m x 2.44m)
Bedroom	11' 2" x 9' 11" (3.40m x 3.02m)
Family Bathroom	7' 0" x 6' 5" (2.13m x 1.95m)

OUTSIDE

Immediately to the side of the property is a driveway providing parking and access to the single garage as well as access to the garden. The rear garden is designed for outside entertaining and features an attractive Pergola / seating area which complements the property. The garden offers a functional outdoor retreat.



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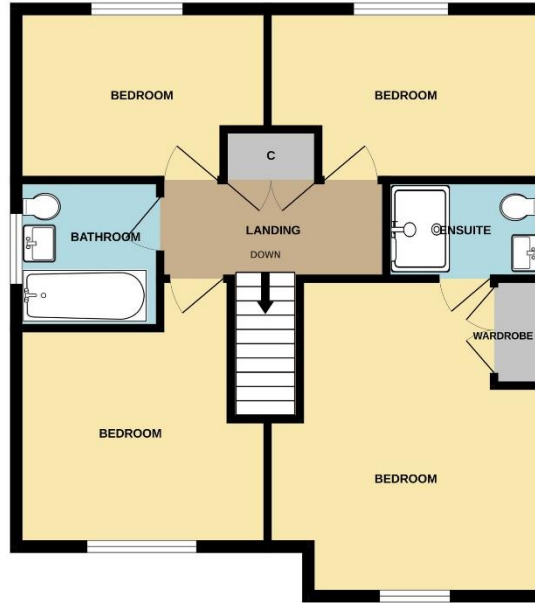


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GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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