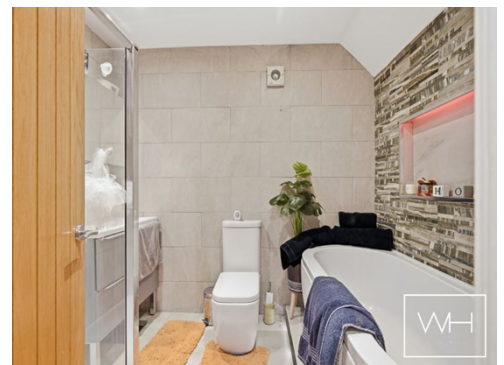
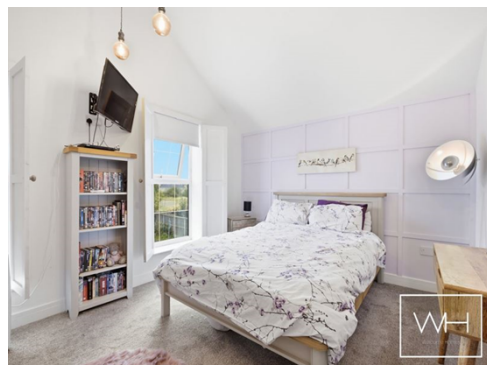




31 Rosslyn Crescent, DN5 0PG

**£225,000 Offers In Region Of
Tenure Freehold**

- **THOUGHTFULLY
EXTENDED &
RENOVATED**
- **CONTEMPORARY
BATHROOM PLUS A
DOWNSTAIRS WC**
- **UTILITY ROOM**
- **THREE DOUBLE
BEDROOMS**
- **MEDIA WALL**
- **SOLAR PANELS**
- **OPEN PLAN KITCHEN**

31 Rosslyn Crescent, Bentley

An Extended Family Home with Space, Style & Superb Entertaining Areas

Beautifully extended and thoughtfully improved, this impressive three double-bedroom semi-detached home offers approximately 1,238 sq ft (115 sq m) of accommodation, with a fantastic open-plan layout, a bespoke kitchen, stylish interiors and excellent outside space.

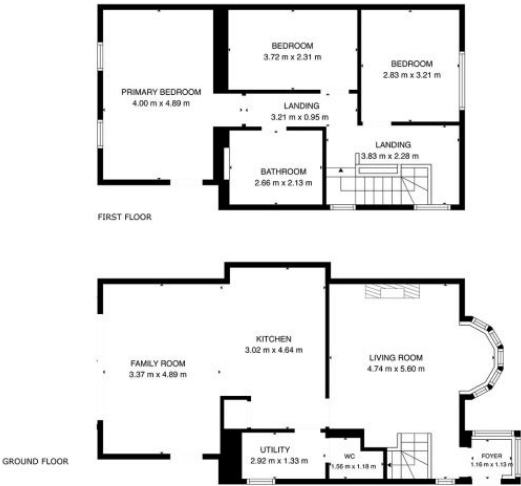
The property has benefitted from a substantial double-storey extension, transforming the original footprint and creating a home that feels considerably larger than you might expect from the outside. From the spacious living areas to the impressive principal bedroom, this is a home designed around modern family life.

To the front, the property immediately stands out with its generous frontage and newly laid Tegula-style block-paved driveway, providing ample off-road parking for multiple vehicles. Gated access continues down the side of the house towards the rear and the large garage.

Stepping inside, the main living room is a beautifully presented and welcoming space, centred around a stylish bespoke media wall with fitted cabinetry and display shelving. A feature bay window brings plenty of natural light into the room, while contemporary wall panelling, oak internal doors and carefully considered finishes give the space real character. The heart of the home is undoubtedly the superb open-plan kitchen, dining and family room. Created as part of the extended accommodation, this is a fantastic everyday living and entertaining space where the kitchen, dining area and relaxed family seating flow naturally together.

The bespoke fitted kitchen has a timeless country-inspired feel, with an excellent range of cabinetry complemented by granite worktops, a traditional Belfast-style sink and a statement range cooker set within a feature surround. A central peninsula provides additional preparation space and helps connect the kitchen beautifully with the dining and family areas. Beyond, the family space opens directly onto the garden through bi-folding doors, allowing the inside and outside spaces to become one during the warmer months and making this an ideal home for entertaining.

Practicality has not been forgotten either. A separate utility room keeps laundry and everyday household essentials away from the main living space, while a convenient ground-floor WC completes the accommodation downstairs.



TOTAL: 115 m²
GROUND FLOOR: 60 m², FIRST FLOOR: 55 m²
EXCLUDED AREAS: WALLS: 10 m²

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- 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		
England & Wales	EU Directive 2002/91/EC	