



## Roseby Road

Horden, SR8 4RN

Asking Price £90,000



A beautifully presented home that's perfect for first-time buyers, offering a great blend of move-in ready style and practical space. The property features a generous lounge and a superb open-plan dining kitchen with a modern layout, breakfast bar and patio doors opening directly onto the garden—ideal for everyday living, hosting friends and summer nights at home. Upstairs provides two well-proportioned bedrooms and a smart bathroom, while outside you'll find a larger-than-expected rear garden with patio seating and a spacious lawn, ideal for relaxing, kids or pets. With nothing to do but unpack, this is a fantastic step onto the property ladder and early viewing is strongly recommended.



Lounge 17'7" x 10'11" (5.38m x 3.35m)

A fantastic-sized main reception room offering an excellent amount of floorspace for a large corner sofa or a full suite, with further room for additional furniture such as a media unit, sideboard or reading corner. The room benefits from a bright front aspect which floods the space with natural light, while the modern décor and attractive flooring create a warm, inviting feel. A great everyday living space that's ideal for relaxing or entertaining.

Dining Kitchen 17'7" x 9'9" (5.38m x 2.98m)

A superb open-plan dining kitchen, well designed for modern family living and socialising. The kitchen is fitted with contemporary units and generous worktop space, providing plenty of preparation areas, along with space for appliances. The layout is ideal for those who like to cook and host, with room for a dining table and chairs and the added benefit of a breakfast bar/island style arrangement for casual dining. Patio doors open out to the rear garden, bringing in lots of light and creating a seamless connection to the outdoor seating area—perfect for summer evenings.

Rear Hall Utility 8'5" x 4'11" (2.58m x 1.52m)

A really useful additional space that adds practicality to the home. Ideal for housing laundry appliances, extra storage, coats and shoes, or even as a dedicated utility area to keep the kitchen clutter-free. This space works brilliantly for busy households and provides a convenient transition to the rear of the property.

Landing

A central first-floor landing with access to both bedrooms and the family bathroom. The space feels bright and well maintained, continuing the modern feel throughout the home.

Master Bedroom 14'4" x 9'10" (4.37m x 3.02m)

A spacious and well-proportioned double bedroom offering plenty of room for a double/king size bed, bedside tables and substantial wardrobes. The room is tastefully presented with a modern finish and a pleasant outlook, creating a calm and comfortable main bedroom. Ideal for anyone wanting a larger-than-average primary bedroom with excellent flexibility for furniture placement.

Second Bedroom 11'1" x 10'11" (3.40m x 3.35m)

Another excellent-sized bedroom that could comfortably accommodate a double bed if required. Perfect as a child's bedroom, guest room, or a work-from-home office space due to its generous dimensions. Well presented and versatile, this room offers the sort of space buyers often struggle to find in typical two-bedroom homes.

Bathroom 6'1" x 5'5" (1.87m x 1.67m)

A neat and modern bathroom fitted with a white suite comprising a panelled bath with shower facilities (where fitted), pedestal wash hand basin and low-level WC. Finished with tiled surrounds for a clean, contemporary look and designed to make the most of the available space—practical for everyday use and easy to maintain.

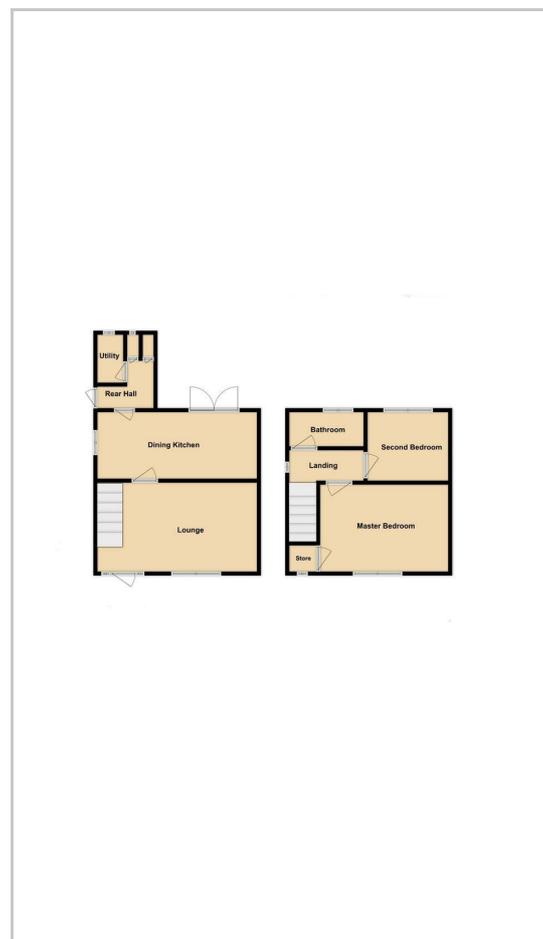
Outdoor Space

Externally, the property benefits from a generous rear garden which is larger than expected and offers a great combination of patio and lawn. The raised lawn area provides excellent space for children to play, while the patio is ideal for outdoor seating, BBQs and entertaining. The garden also features useful external storage/outbuildings and enjoys a good degree of privacy, making it a strong selling point for families or anyone wanting a proper garden.

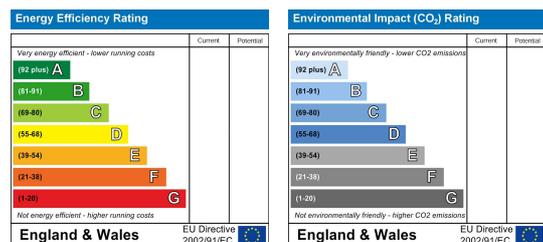
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.