





46 Smeaton Close, Rhoose

This thoroughly refurbished 4 bedroom detached house offers a truly modern and stylish living space. The stunning open plan social kitchen is the heart of the home, providing a perfect area for entertaining and family gatherings and complements the large living room. The property boasts 4 great size bedrooms, including one en-suite, as well as a cloakroom/WC and a family bathroom. A rare detached coach house/garage provides ample space for storage and parking, with a generous parking/drive area available. The property also benefits from an enclosed sunny rear garden, providing a private outdoor space for relaxation and leisure.

The predominantly level lawn has a perimeter path and stepping stones lead to the rear patio, which currently accommodates a hot tub and garden furniture, providing a serene seating area with a gazebo. The property also features outside lights and power points, catering to convenience and functionality. There is also a drive that leads to the rear garden through double gates, offering additional parking options beyond the gates. The garage/coach house, is accessed via a remote up and over door, and features power and lighting. With the convenience of a uPVC side door leading to the garden and rear stairs leading up to two storage areas, this property truly offers the complete package in terms of indoor and outdoor space.

The property has solar panels which are owned outright and these complement the electricity charges nicely.

Council Tax band: E ; Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Accessed via composite door with opaque glazing and matching side panel. A modern laminate flooring plus a carpeted staircase with spindle balustrade and Oak handrail which leads to the first floor. Radiator, side window and smooth coved ceiling. Matching column panelled doors give access to the cloakroom WC, living room and social family kitchen. Handy under stair storage cupboard.

Cloakroom/WC

4' 5" x 3' 8" (1.35m x 1.12m)

With a tiled flooring and this room comprises a white WC with concealed cistern, plus corner wash basin with vanity cupboard under. Chrome heated towel rail. Front opaque window and handy cosmetics cupboard.

Living Room

14' 11" x 13' 0" (4.55m x 3.96m)

With continuation of the modern laminate flooring, an excellent size room with rear window, smooth coved ceiling and radiator. Focal point is that of a period style fireplace which comprises an Oak surround, cast iron fireplace inset and tiled back and sides, all mounted on a marble hearth.



Kitchen

20' 8" x 11' 10" (6.30m x 3.61m)

Continuation of the modern laminate flooring, an exceptional room, previously a separate dining room and smaller kitchen and now one open plan room. There are windows to the front and side and patio doors lead out onto the rear garden. The kitchen itself has high gloss white units and these are complemented by natural wood style work tops which have a one and half bowl sink unit inset with contemporary mixer tap over.



Integrated appliances include a high end dish washer, washer dryer, twin oven (one of which can be used as a microwave) plus there is a fridge and freezer. Ample space for family table and chairs and around the work tops there is a modern tiled splash back. Smooth coved ceiling and recessed lighting.

Landing

Carpeted and with matching column panelled doors leading to the four bedrooms, bathroom and airing cupboard. Coved ceiling with loft hatch.

Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

Minimum dimensions are given for this carpeted double bedroom which has a part panelled wall, rear window and sliding mirror fronted wardrobes along the width of one wall and these are excluded from dimensions provided. Radiator. Coved ceiling. Sliding door gives access to the cleverly added en suite.

En Suite

7' 7" x 2' 9" (2.31m x 0.84m)

Comprising a white suite with WC with vanity basin over, plus double fully tiled shower cubicle with multi jet shower unit inset. Recessed lighting.

Bedroom Two

12' 0" x 10' 7" (3.66m x 3.23m)

Carpeted double bedroom with rear window, radiator and a range of fitted wardrobes along the width of one wall (included in dimensions).

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

Carpeted single bedroom with front window, coved ceiling and radiator.

Bedroom Four

An L shaped style carpeted bedroom with front window. Coved ceiling and radiator. Handy open storage space over the stairwell.





Bathroom/WC

6' 3" x 5' 6" (1.91m x 1.68m)

With a white suite comprising WC with concealed cistern, wash basin with vanity cupboard under and a bath with folding shower screen and raindrop style shower unit over. Stylish tiled flooring which compliments the splash backs and walls. Opaque front window. Chrome heated towel rail and coved ceiling.

Coach House

Coach House Landing

With carpet tiles, eaves storage and doors to the two storage areas. Spotlight.

Coach House Area 1

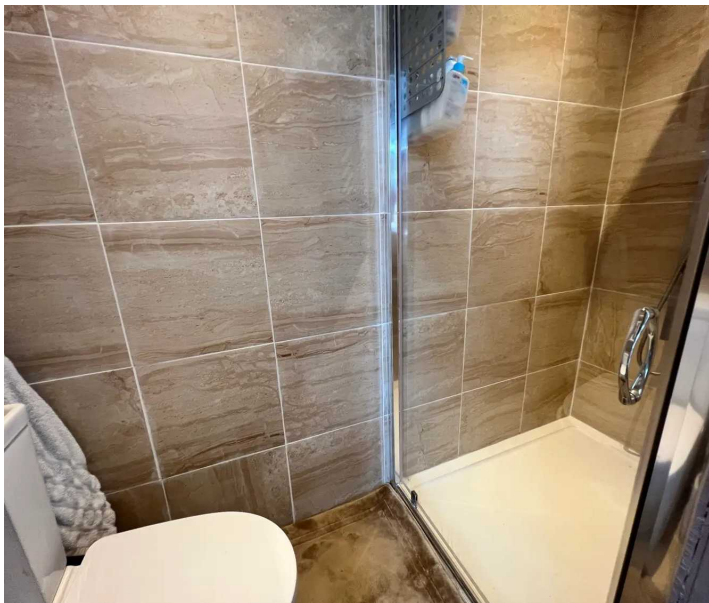
10' 8" x 10' 1" (3.25m x 3.07m)

With a front upVC window and carpet tiled flooring. 2 strip lights.

Coach House Area 2

9' 2" x 6' 5" (2.79m x 1.96m)

Carpeted, 2 strip lights and 2 Velux side windows. Eaves storage.





REAR GARDEN

Mostly comprising of a level lawn with central tree, there is a perimeter path and stepping stones leading to the rear patio which currently houses a hot tub and garden furniture / seating area with gazebo. Outside lights and power points.

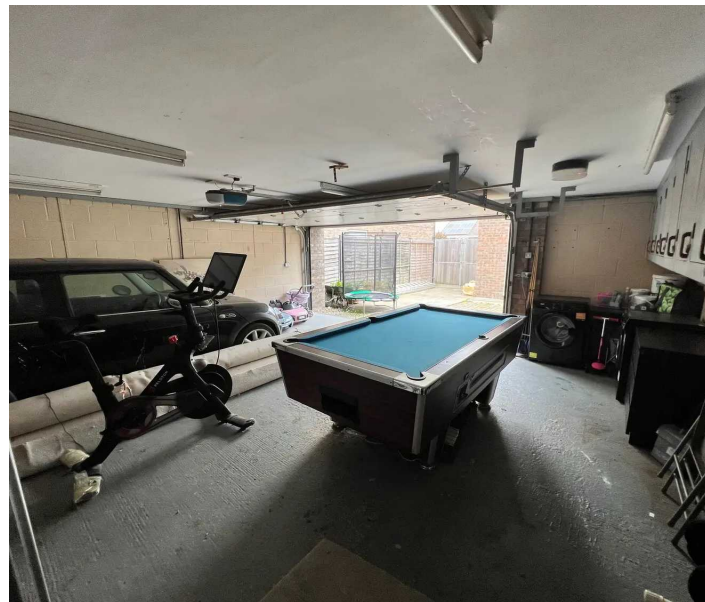
FRONT GARDEN

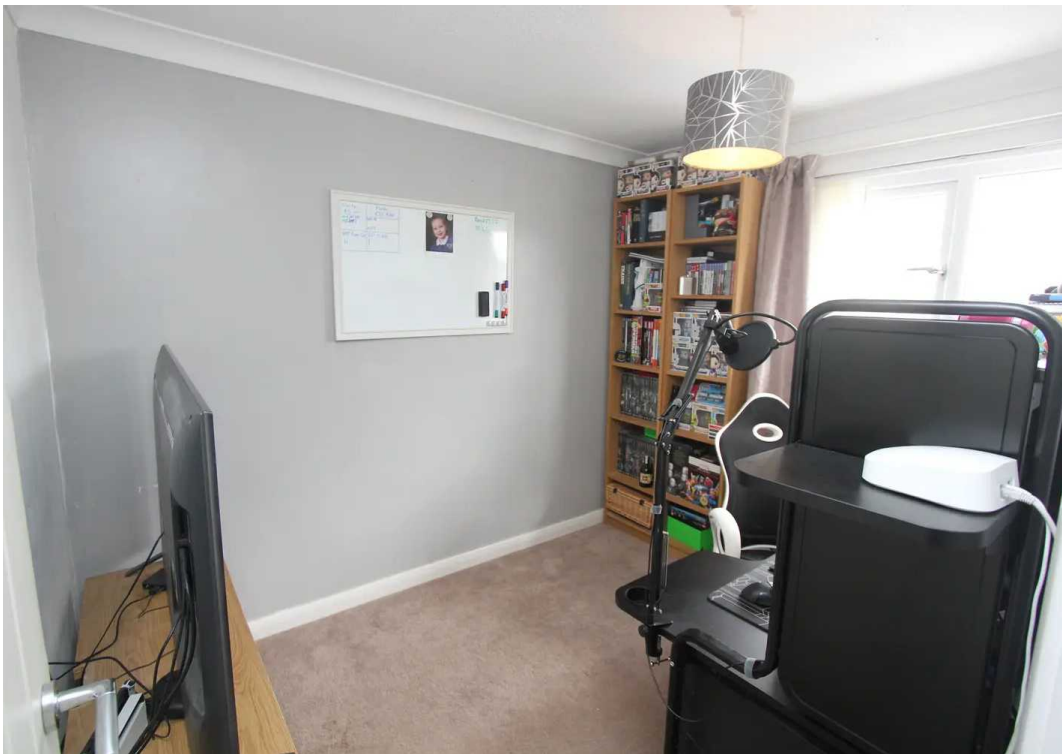
A landscaped garden which has side access. laid to primarily Cotswold chippings plus there is a concrete drive which leads to the side of the property via double gates into the rear garden. There is additional parking beyond the double gates.

GARAGE

Single Garage

Garage / Coach house - Accessed via remote up and over door. Block and brick construction with power and lighting provided. uPVC side door to the garden. Rear stairs lead up to two storage areas.



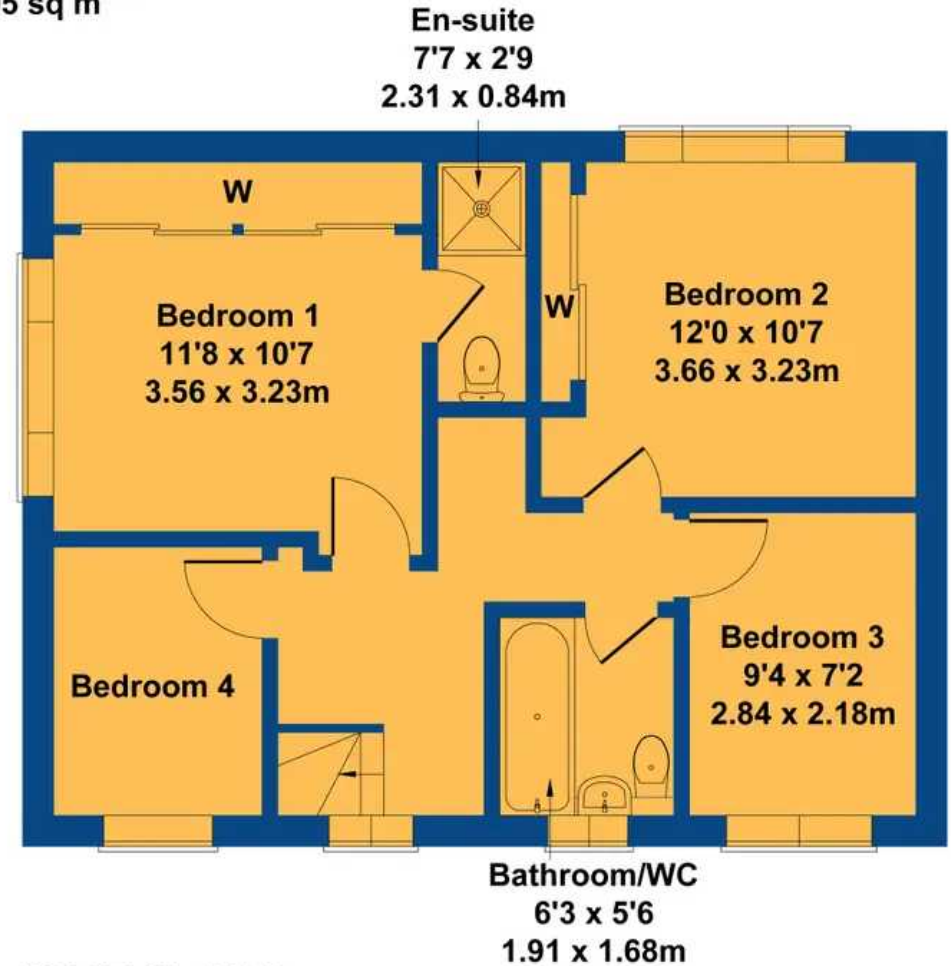


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Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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