





22 Channel Close

Rhoose

Detached family home in central Rhoose cul-de-sac. 4 beds, 2 reception rooms, modern kitchen, utility area, downstairs WC. Enclosed front garden, large patio, astro turf area in rear garden. 2-car drive, garage. Close to school, transport links, amenities, and beach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- BEAUTIFUL DETACHED FAMILY HOME
- SELECT CUL DE SAC IN CENTRAL RHOOSE
- FOUR BEDROOMS
- TWO RECEPTIONS PLUS MODERN KITCHEN & UTILITY
- STYLISH BATHROOM PLUS DOWNSTAIRS WC
- WRAP AROUND GARDENS; GARAGE; DOUBLE DRIVE
- EPC D64





Entrance Porch

6' 0" x 4' 5" (1.83m x 1.35m)

Accessed via uPVC front door. Windows all round and tiled floor. Wooden internal door to hall with matching opaque side panel.

Hallway

With a laminate floor the hall gives access to the WC, lounge and kitchen diner plus an under stair storage cupboard. Radiator. Carpeted stairs to the first floor.

WC / Cloaks

6' 11" x 3' 0" (2.11m x 0.91m)

White close coupled WC with button flush and matching wash hand basin with tiled splash backs. Upright heated towel rail. Fuse box. Tiled floor.

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m)

Fitted with a modern range of eye level and base units in high gloss with wood work surfaces over plus double Belfast style ceramic sink unit and mixer tap. Inset electric hob, oven and cooker hood over. Front aspect window. Space for tall fridge freezer. Breakfast bar area with USB sockets. Tiled floor. Door leads to the utility and kitchen is open to the dining room.

Utility

9' 0" x 8' 11" (2.74m x 2.72m)

Continuation of the tiled floor the utility room is fitted with a wide range of eye level and base units with work surfaces over and lots of space and plumbing for appliances. Front aspect window plus rear window and uPVC door to rear garden. Wall mounted boiler.

Dining Room

12' 0" x 9' 0" (3.66m x 2.74m)

With a solid wood floor there is plenty of space for family table and chairs and is open to the kitchen - ideal for socialising. uPVC near full height window overlooking the rear garden and double opening internal doors lead to the living room.





Living Room

16' 0" x 12' 1" (4.88m x 3.68m)

With a solid wood floor matching the dining room this spacious lounge has large windows and uPVC French doors to the front enclosed garden. Radiator. Return internal door to hall.

Landing

Carpeted landing with front aspect window. Doors to four bedrooms, bathroom and large storage cupboard with shelving. Loft hatch.

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Carpeted double bedroom with side aspect window and radiator.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Double bedroom with laminate floor and side aspect window. Radiator.

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Carpeted bedroom with side aspect window and radiator.

Bedroom Four

9' 4" x 7' 0" (2.84m x 2.13m)

Measurements include deep door recess. Carpeted with side aspect window and radiator. Over stair storage cupboard.

Bathroom

8' 11" x 5' 1" (2.72m x 1.55m)

Beautiful bathroom suite in white, comprising P shaped bath with thermostatic shower over - large fixed rainfall style head plus adjustable rinser, close coupled WC and wash basin set onto vanity unit with under counter drawers. Fully tiled floor, walls and sill with recesses built into wall, for storage. Upright heated towel rail. Opaque window. Inset ceiling lights.





FRONT GARDEN

A good size plot with wrap around gardens, including a good size enclosed front lawn, large patio area and also astro turf to the rear of the property.

REAR GARDEN

A private enclosed rear garden which comprises a secure patio and gated access that leads to the drive area.

GARAGE

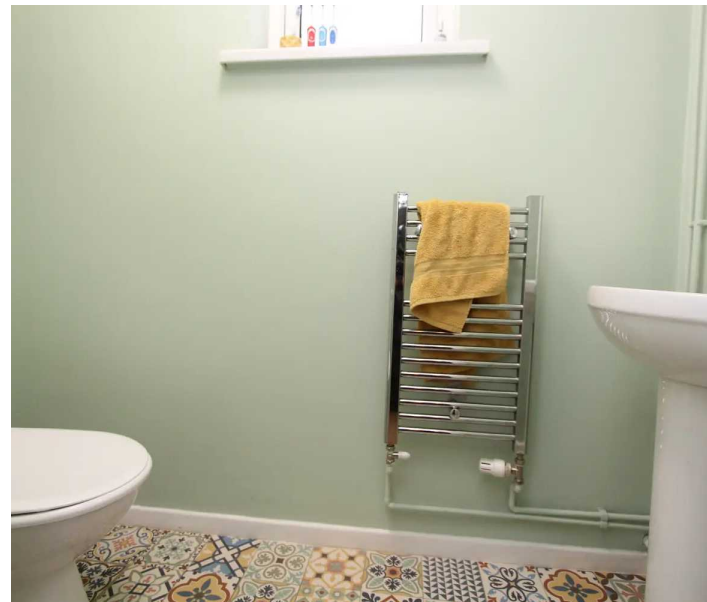
Single Garage

Garage with up and over door as well as pedestrian door from the rear garden.

DRIVEWAY

2 Parking Spaces

Side by side parking for two vehicles.







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Approximate Gross Internal Area
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2024
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