







## 11 Greenmeadow Way

Rhose

3-bed detached house, perfect for a family. No onward chain. Three generously sized bedrooms, including en-suite. Spacious living room and light kitchen/dining room. Cloakroom/WC and utility cupboard. 2-car drive and enclosed rear garden. Excellent EPC rating B84. Must see! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WITH NO ONWARD CHAIN AND EARLY COMPLETION
- 3 GOOD SIZE BEDROOMS - ONE EN-SUITE
- SEPARATE FAMILY BATHROOM AND WC
- SPACIOUS LIVING ROOM
- LIGHT AND AIRY KITCHEN/DINING ROOM
- CLOAKROOM/WC AND UTILITY CUPBOARD
- TWO CAR DRIVE & ENCLOSED REAR GARDEN
- EXCELLENT EPC RATING OF B84







### **Entrance Hallway**

Access via a modern door with opaque glazing, the hall is carpeted and there is a further carpeted staircase with handrail leading to the first floor. Radiator, fuse box and modern door with glazing and silver bar effect leading through to the Living Room.

### **Living Room**

13' 10" x 11' 11" (4.22m x 3.63m)

With a stylish ceramic tiled flooring and a front window, the Lounge has a radiator and glazed door with silver bar effect leading to the Kitchen/ Dining Room (also to Cloakroom/ WC and Media/ Utility cupboard).

### **Cloakroom/ WC**

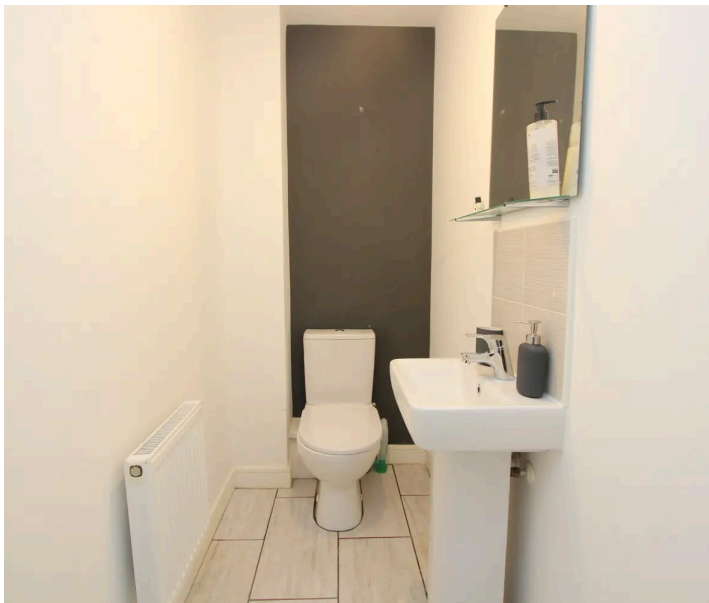
6' 1" x 3' 4" (1.85m x 1.02m)

With a ceramic tiled flooring and white suite comprising WC and pedestal basin. Radiator and extractor.

### **Kitchen/ Dining Room**

15' 3" x 9' 3" (4.65m x 2.82m)

With ceramic tiled flooring this room is in two areas initially with a peninsular style breakfast bar to seat 4. There is a radiator and French doors leading to the enclosed rear garden. The kitchen is fitted with white eye level and base units and these are complimented by modern worktops which have a one and half bowl stainless steel inset sink unit with mixer tap. Integrated 4 ring gas hob with electric oven under and extractor hood over. Further space for appliances as required. Concealed combi boiler which fires the gas central heating in the property. Recessed from the Kitchen/ Dining Room is an area with two panelled doors - one of which leads to the Cloakroom/ WC and the other to a Media/ Utility cupboard which is in essence under the stairs.





### Landing

Carpeted and with panelled column doors which lead to the bedrooms and family bathroom. Loft hatch.

### Bedroom One

11' 0" x 9' 8" (3.35m x 2.95m)

A carpeted double bedroom with front window, recessed double wardrobe (excluded from dimensions) and columned panelled door which leads to the en-suite.

### En-Suite

5' 8" x 5' 7" (1.73m x 1.70m)

With a wood effect vinyl flooring and a white suite comprising close coupled WC, pedestal basin and fully tiled shower cubicle with electric shower inset. Radiator, opaque front window and tiled walls and splashback and sill. Shaver point and extractor.

### Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)

A carpeted double bedroom with radiator and fitted double wardrobe. Window to rear.

### Bedroom Three

11' 8" x 6' 5" (3.56m x 1.96m)

An excellent sized carpeted single bedroom with rear window and radiator.



### Bathroom/ WC

6' 8" x 5' 7" (2.03m x 1.70m)

With a white suite comprising close coupled WC, pedestal basin and bath with tiled splashbacks. Wood effect vinyl flooring, radiator, extractor and a shaving point.





### **FRONT GARDEN**

A small frontage laid to slate chippings. Steps with wrought iron railings lead to the front door.

### **REAR GARDEN**

A fully enclosed rear garden which has gated access to the drive. There is an initial square slabbed section, lawn and steps then lead to a further raised astro turf section (nb this ideally needs safety rails to offer safety between the two levels especially for children). Outside tap.

### **DRIVEWAY**

2 Parking Spaces

Laid to tarmac and providing two parking spaces

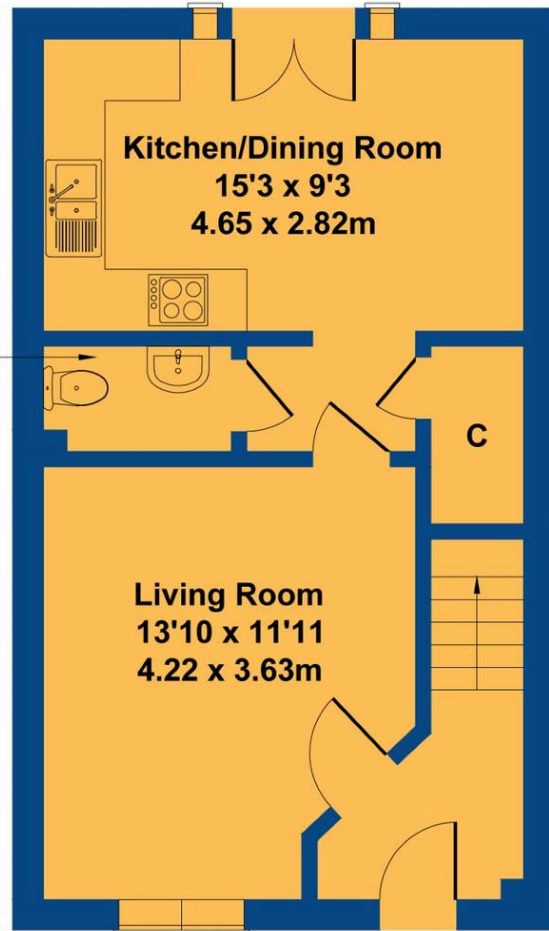




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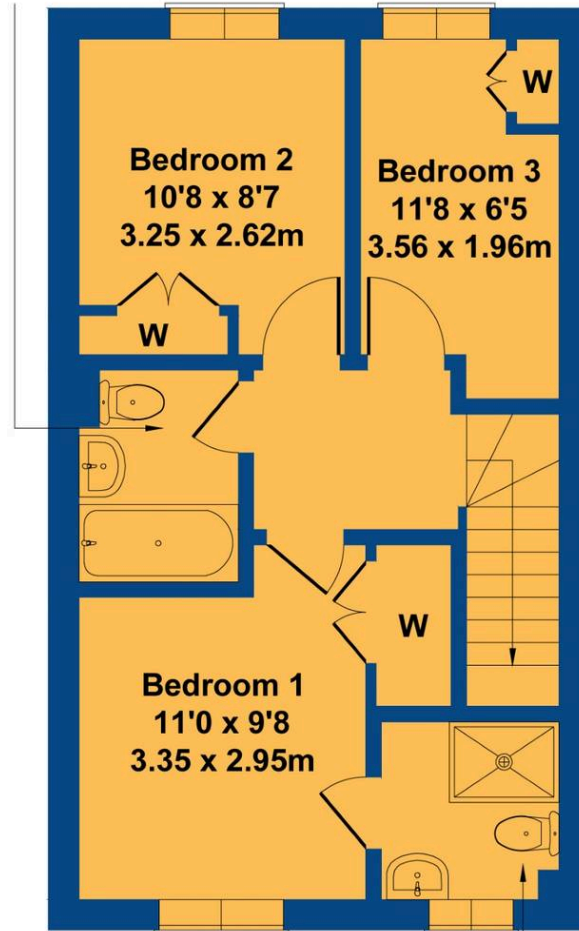
Approximate Gross Internal Area  
840 sq ft - 78 sq m

Cloakroom/WC  
6'1 x 3'4  
1.85 x 1.02m



**GROUND FLOOR**

Bathroom/WC  
6'8 x 5'7  
2.03 x 1.70m



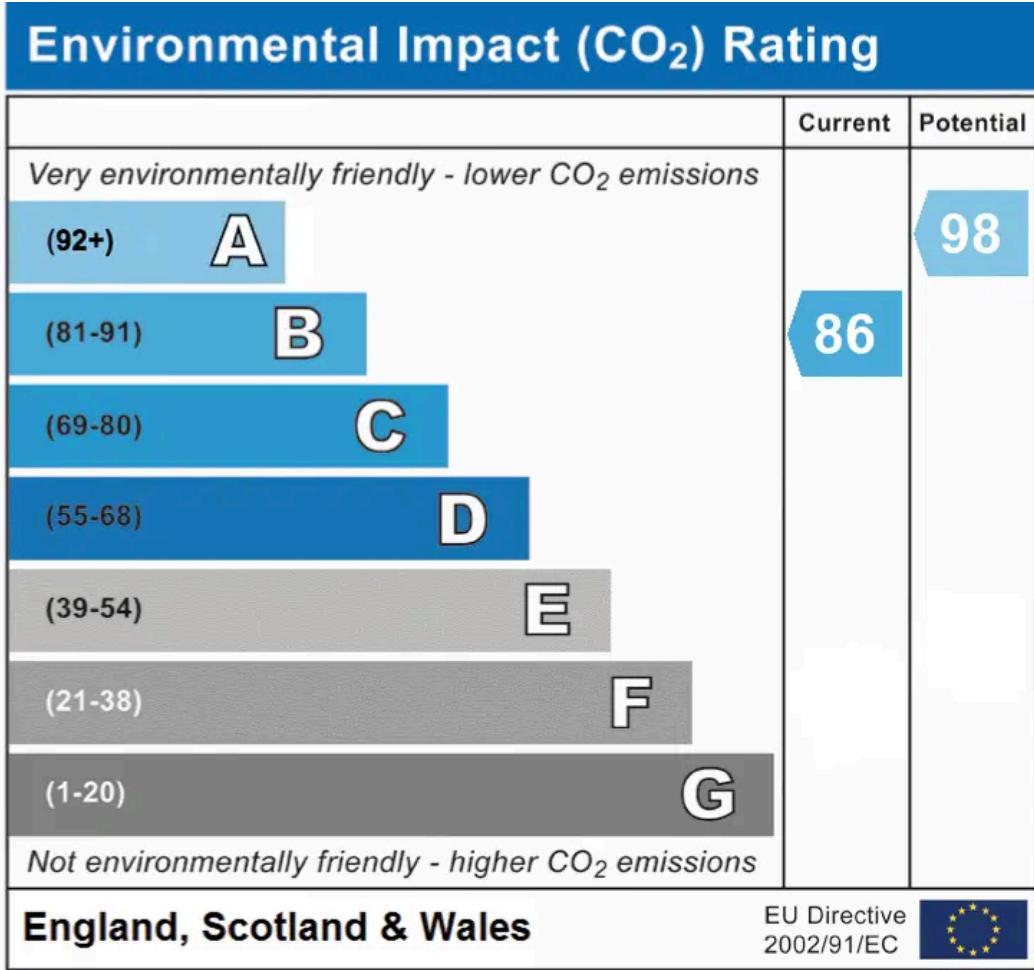
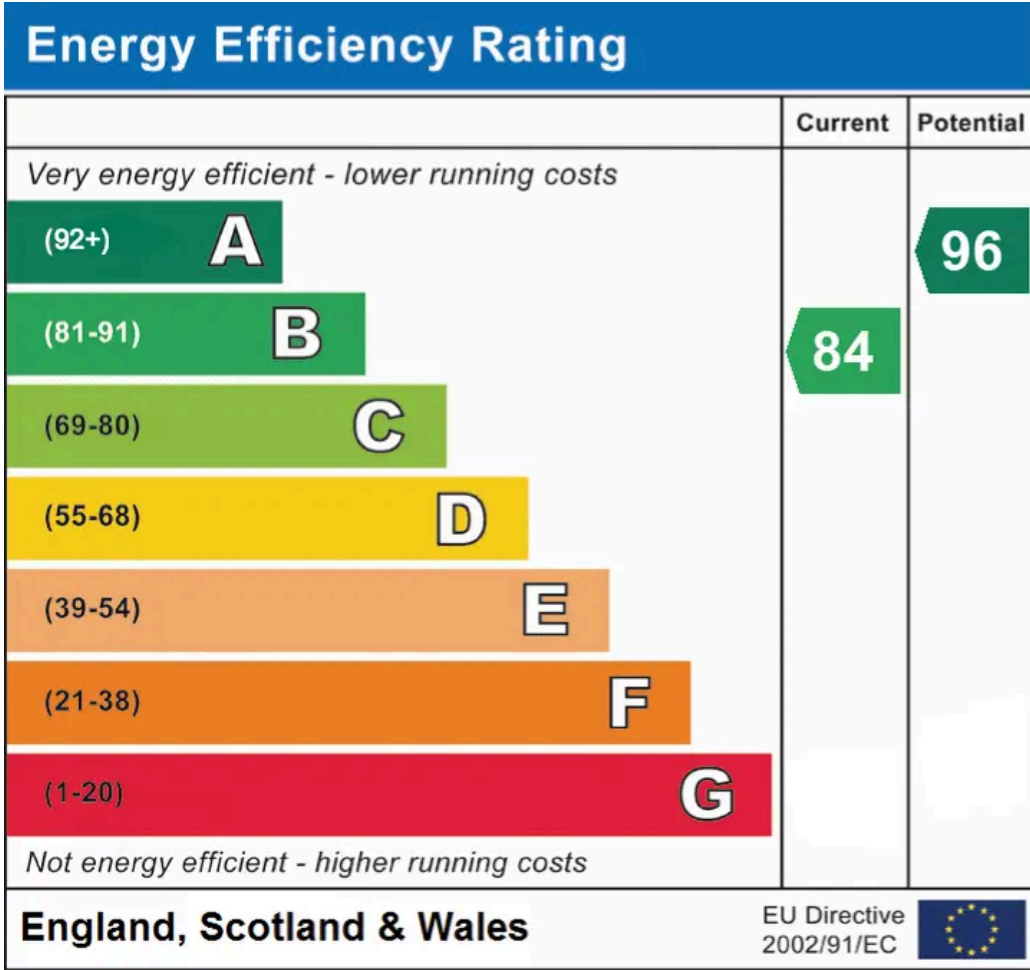
**FIRST FLOOR**

En-suite  
5'8 x 5'7  
1.73 x 1.70m

Not to Scale. Produced by The Plan Portal 2024  
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