

44 Matthew Road, Rhoose  
£325,000





## 44 Matthew Road

Rhose,

Extended detached bungalow with 3 bedrooms, 2 reception rooms, dated kitchen, and potential for further extension. Recently rewired, but no gas supply. Large garage, three-car driveway, serene rear garden. Garage with electric door, storage, wine cellar, power, and lighting. Council Tax band: E

Tenure: Freehold

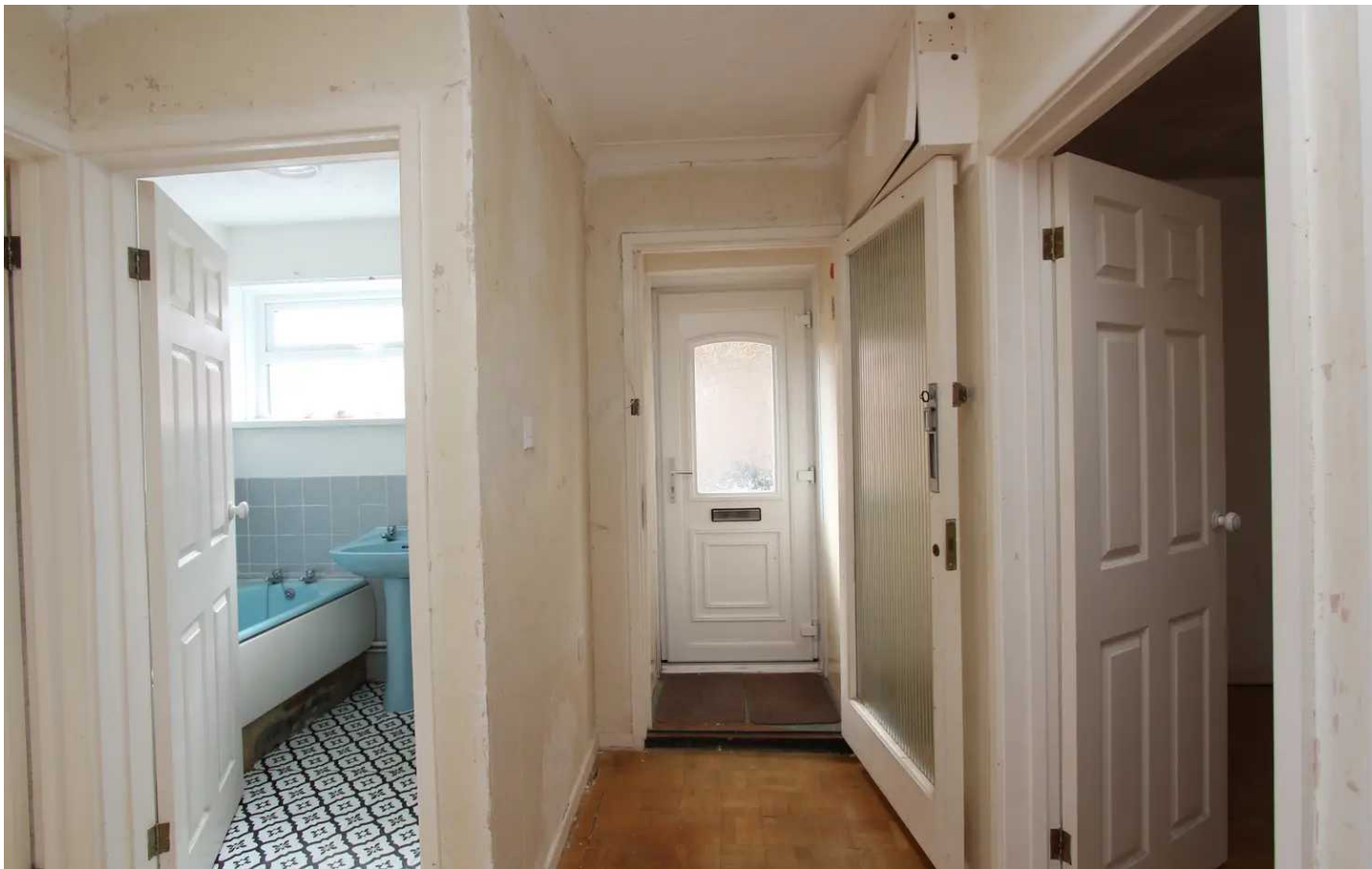
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- EXTENDED DETACHED BUNGALOW
- A FABULOUS PROJECT FOR SOMEONE TO MAKE HOME
- VERSATILE ACCOMMODATION
- THREE BEDROOMS, TWO RECEPTIONS
- BATHROOM AND EN-SUITE FACILITIES
- FULLY REWIRED IN 2022; NO GAS TO THE PROPERTY
- LARGE GARAGE PLUS 3 CAR DRIVEWAY
- LEVEL LAWNED ENCLOSED REAR GARDEN
- EPC RATING D62; NO ONWARD CHAIN







### **Entrance Hallway**

Accessed via uPVC with obscure glazing, a further mostly obscure glazed door leads to the entrance hall. With original block flooring and panelled doors giving access to the kitchen, bathroom, living room and three of the bedrooms. An additional door leads into a full height airing cupboard which has slated shelving and hot water cylinder. Drop down loft hatch into the large loft space which is ripe for conversion/ extension (subject to planning). High level electric meter.

### **Bathroom**

6' 4" x 5' 7" (1.93m x 1.70m)

With a striking blue suite comprising low level WC, pedestal sink and bath with tiled splashbacks and a further vinyl patterned tiled floor. Obscure uPVC side window and chrome heated towel rail plus mirrored cosmetics cabinet.

### **Kitchen**

11' 9" x 10' 10" (3.58m x 3.30m)

An L shaped kitchen and comprising a range of base and eye level units in off-white with modern worktops which have a one and half bowl stainless-steel sink inset with mixer tap. Integrated waist level electric oven and adjacent two ring ceramic hob. There is a front uPVC window and side complimenting door with obscure glazing. Two further full height pantry style storage cupboards with shelving.

### **Living Room**

17' 5" x 13' 5" (5.31m x 4.09m)

With a continuation of the block flooring and dimensions excluding the door recess. Sliding uPVC doors give access to the front garden. Wall mounted electric fire plus two floor mounted storage heaters. Coved ceiling.





### **Dining Room**

9' 9" x 8' 0" (2.97m x 2.44m)

Also with the block flooring, a functional double glazed Velux sky light with remote control facility. Storage heater and newly fitted fuse box as part of the rewiring in 2022. Square opening then leads through an inner hall.

### **Bedroom Two**

14' 3" x 10' 0" (4.34m x 3.05m)

With the block flooring this large double bedroom has a rear uPVC window and recessed full height double wardrobe (excluded from dimensions provided). Storage heater with shelf over.

### **Bedroom Three**

10' 0" x 9' 6" (3.05m x 2.90m)

With the block flooring this double bedroom has a rear uPVC window and two double floor to ceiling cupboards/ wardrobes.

### **Inner hall**

Tiled flooring. With a partly glazed uPVC door to the side allowing access to the rear garden. An obscure glazed door leads through bedroom three.

### **Bedroom One**

13' 9" x 12' 7" (4.19m x 3.84m)

A very spacious double bedroom with uPVC windows to the side and rear. Storage heater and a range of fitted bedroom furniture including two double wardrobes and higher storage cupboards. A door leads through to the en-suite.

### **En-Suite**

10' 11" x 3' 2" (3.33m x 0.97m)

Comprising of a champagne-coloured close couple WC, wash basin and single shower cubicle with electric shower inset. Obscure uPVC rear window. Chrome heated towel rail.







## REAR GARDEN

47' 12" x 44' 12" (14.63m x 13.72m)

A level rear garden with initial patio and then lawn. The garden is enclosed by a mixture of concrete wall and wooden fencing. A further range of planted beds and trees and side access returning to the front of the property via a wrought iron gate.

## FRONT GARDEN

Laid primarily to lawn with planted beds and with a concrete panel front and side boundary. This adjoins the drive.

## DRIVEWAY

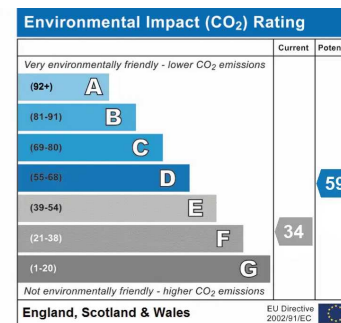
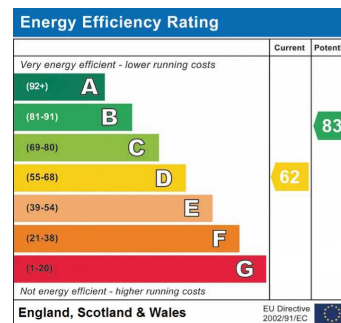
3 Parking Spaces

Laid to Prescrete providing off road parking for three vehicles and this leads in turn to the garage.

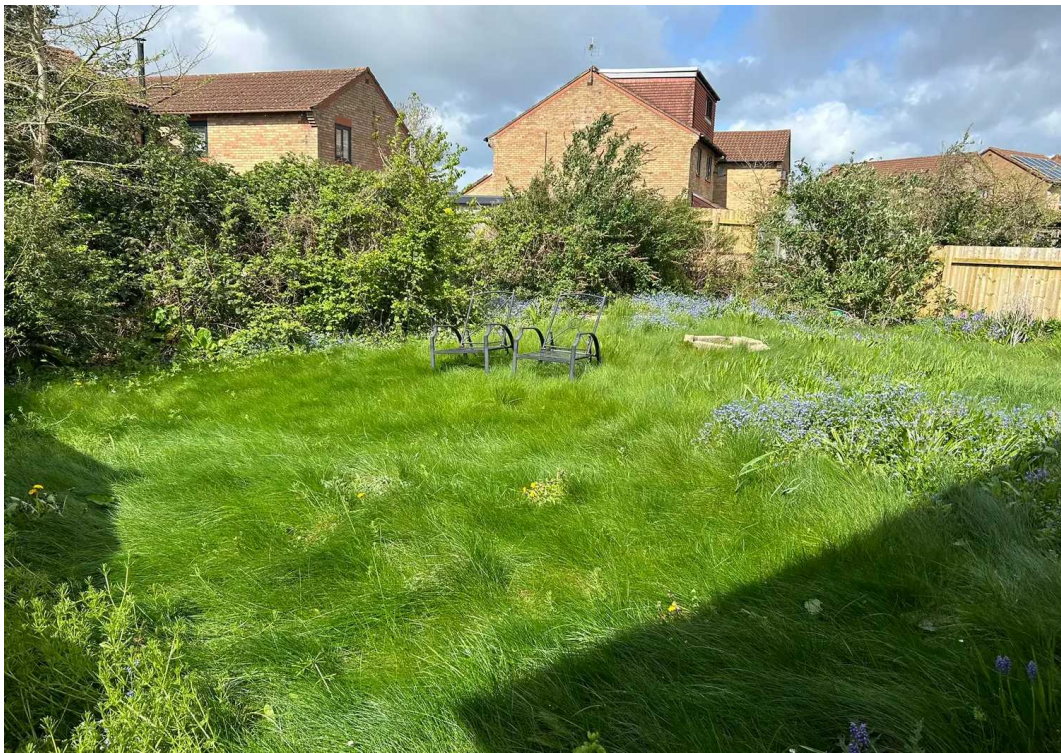
## GARAGE

Double Garage

Integral garage (28' 10" x 9' 2"). The garage is accessed via an electric up and over door and does widen in the central part. It is of block construction and has handy storage into the rafters. Door leads into a handy wine cellar/ integral storage and a uPVC obscure glazed door allows access to the rear garden (electric roll shutter internally fitted). Power and lighting is provided.



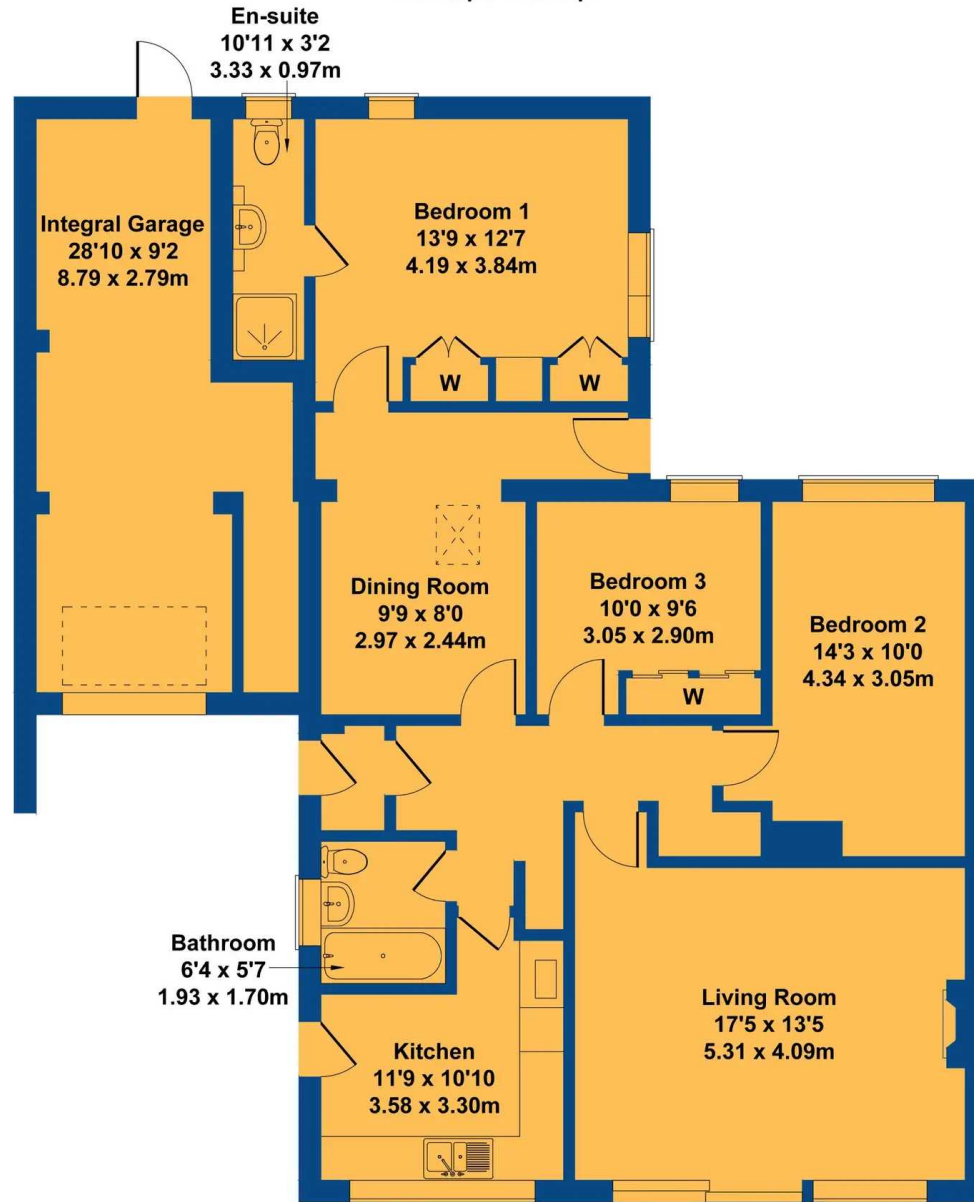






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Approximate Gross Internal Area  
1432 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2024  
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