

45 Rhoose Way, Rhoose
£375,000



45 Rhoose Way

Rhoose

Stunning 4-bed detached family home with flexible living spaces, modern elegance, and impeccable presentation. South-facing landscaped garden, parking for 2 vehicles and a detached single garage. Lovely sunny garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMMACULATELY PRESENTED DETACHED HOUSE
- 4 BEDROOMS AND 2/3 RECEPTION ROOMS
- BEAUTIFULLY FITTED KITCHEN WITH UTILITY OFF
- SOUTH FACING LANDSCAPED GARDEN
- PARKING FOR UP TO 2 VEHICLES
- EN-SUITE AND FAMILY BATHROOM
- EPC B85
- SELECT CUL DE SAC LOCATON





Entrance Hallway - A central hall accessed via a composite door with obscure glazed panel. A stylish laminated flooring leads through into the Kitchen/ Dining Room and Living Room, whilst the carpeted central staircase with oak banister leads to the first floor. Radiator and fuse box plus column styled doors give access to Living Room, Study, Cloakroom/ WC and the Kitchen/ Dining Room. A final smaller door leads to handy under stair storage space.

Cloakroom/ WC - 5' 11" x 3' 2" (1.80m x 0.97m)
With the laminated flooring and a white suite comprising a close coupled WC and corner pedestal basin with tiled splashback. Radiator, extractor and modern light.

Living Room - 15' 0" x 10' 10" (4.57m x 3.30m)
With the laminated flooring this immaculately decorated reception room has French style uPVC style doors leading out onto the South facing rear garden. Two radiators.

Study - 7' 6" x 6' 10" (2.29m x 2.08m)
A functional second reception room which is carpeted. It has a front window and radiator. An ideal working from home office, console room etc.

Kitchen/ Dining Room -
22' 3" x 9' 2" (6.78m x 2.79m)
A front to back room making it particularly light and airy. Initially there is space for a formal dining table and chairs as required. Front window and radiator. The kitchen area is well appointed with matching eye level and base level units, and these are complemented by -
cont...





... modern worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated 4 ring gas hob, with double electric oven and grill under plus extractor hood over. Slot in space for dishwasher and upright fridge/ freezer as required (these appliances are not to remain). There is a breakfast bar section with further storage cupboards under and French style uPVC doors leading to the rear garden. Ceramic tiled splashbacks and the laminated flooring extends through the room and into the recessed Utility area.

Utility Area

6' 6" x 5' 1" (1.98m x 1.55m)

With the laminated flooring here, there is handy worktop surface, a further rear uPVC window and a concealed boiler which fires the gas CH. There is space for a washing machine and tumble drier as required, radiator and extractor.

Landing

A central carpeted landing with column panelled doors leading to the four bedrooms, bathroom and airing cupboard. Loft hatch and radiator.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

A carpeted double bedroom with front uPVC window, recessed double wardrobe (excluded from dimensions provided) and radiator. Column panelled door to the en-suite.

En-suite Shower Room/ WC

5' 4" x 4' 8" (1.63m x 1.42m)

With a white suite comprising of close coupled WC, pedestal basin and fully tiled single shower cubicle with thermostatic shower inset. Obscure front uPVC window with ceramic tiled sill and complimenting splashbacks. Radiator, shaver point and extractor. Cushion vinyl flooring.





Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)

A stylish carpeted double bedroom which has rear uPVC windows enjoying a sea glimpse. Radiator and recessed double wardrobe (excluded from dimensions provided)

Bedroom Three

9' 5" x 9' 1" (2.87m x 2.77m)

A third carpeted double bedroom that has a front uPVC window, radiator and double fitted wardrobe.

Bedroom Four

10' 3" x 8' 10" (3.12m x 2.69m)

Effectively an L shape, this carpeted bedroom could take a double bed if needed but in essence is a large single. There is a rear window with a sea glimpse and radiator.

Bathroom/ WC

6' 11" x 5' 6" (2.11m x 1.68m)

In immaculate order with a white suite comprising of close coupled WC, pedestal basin and bath which has a thermostatic shower over with glass screen. There are ceramic tile splashbacks, sills and obscure rear uPVC window. Shaver point, radiator, extractor and mirror.





FRONT GARDEN

Primarily set to Cotswold chippings and with various shrubs and a circular slabbed path leading to the front door. Drive laid to tarmac providing space for two vehicles in front of the detached single garage.

REAR GARDEN

South facing and enjoying an initial fully Cotswold slabbed patio with two planted areas off. Central steps lead off down to a level lawn which in turn is flanked by raised borders enclosed by railway sleepers. The garden is full enclosed by well-maintained wooden fencing. Outside tap and lighting.

GARAGE

Single Garage

Detached single garage, brick built with storage into the rafters. Power and lighting is provided.

DRIVEWAY

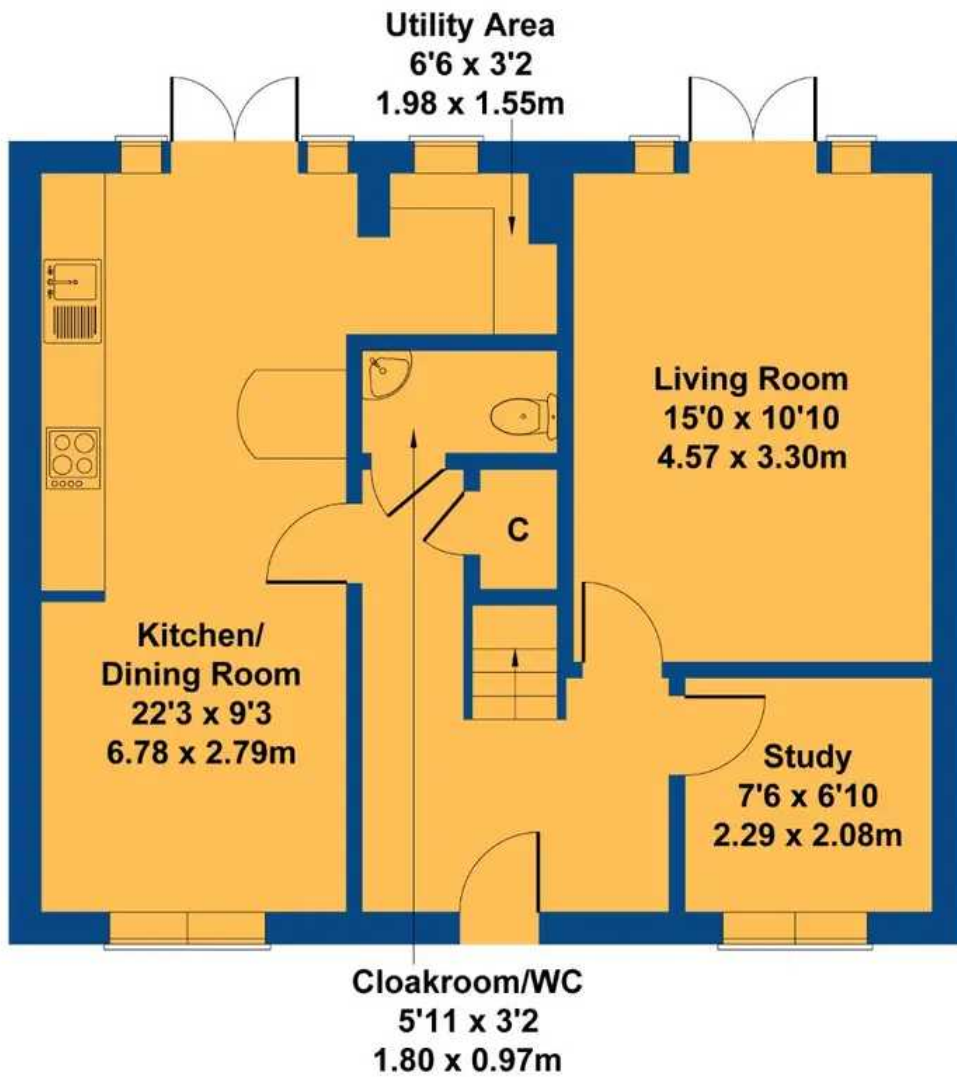
2 Parking Spaces

Driveway laid to tarmac allowing space for two vehicles to park.

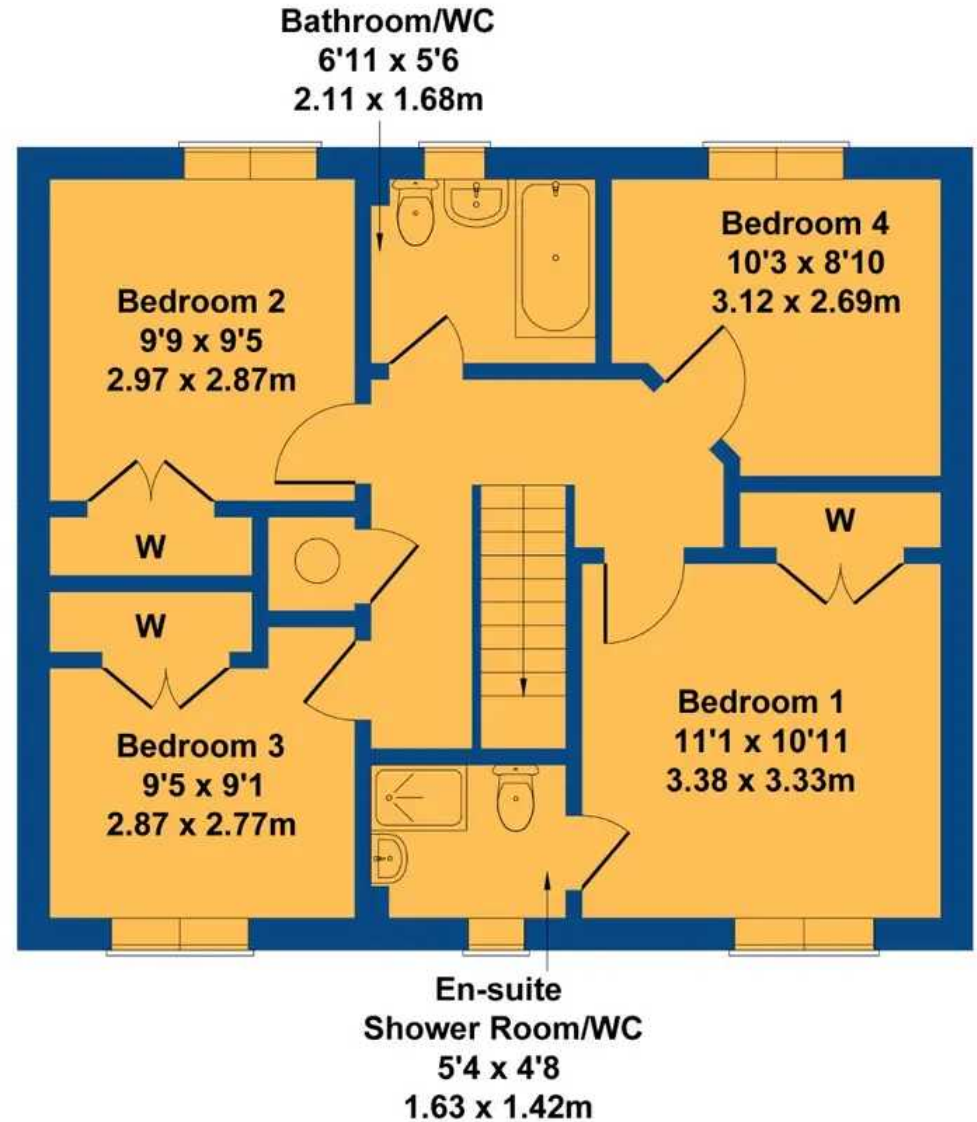


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Approximate Gross Internal Area
1249 sq ft - 116 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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