





## 224 Railway Road

Rhose

Stunning 4 bed detached house in sought-after area; immaculate throughout. Modern kitchen/dining room, generous bedrooms, landscaped rear garden with al fresco dining space. Energy efficient with sea views, near amenities and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFUL 4 DOUBLE BEDROOM DETACHED
- STYLISH SOCIAL KITCHEN/ DINING ROOM
- LOVELY LOUNGE WITH KARNDAN FLOORING
- LANDSCAPED SOUTHERLY REAR GARDEN
- EPC RATING B85
- FAVOURABLE POSITION & IMMACULATE THROUGHOUT
- 3 CAR PARKING SIDE BY SIDE & GARAGE
- TWO EN-SUITE BEDROOMS PLUS SEPARATE BATHROOM
- BESPOKE WOODEN SHUTTERS THROUGHOUT
- CONTEMPORARY SIGMA 3 KITCHEN (FITTED IN AUGUST 2024)





### **Entrance Hallway**

Access via modern door with two opaque glazed panels and with a ceramic tiled flooring. Further carpeted stairs with spindled balustrade and oak handrail leads to the first floor. Radiator, panelled door to the cloakroom/ WC and glazed doors with chrome bar effect leading into the Living Room and social kitchen/ diner. Custom built under storage accessed via push operated pull out drawers/storage.

### **Cloakroom/ WC**

5' 5" x 2' 9" (1.65m x 0.84m)

With ceramic tiled flooring and complimenting walls to half level and with a white suite comprising WC and pedestal basin with glass shelf over. Radiator and two recess spotlights plus extractor.

### **Living Room**

18' 3" x 10' 8" (5.56m x 3.25m)

With a gorgeous Karndean flooring, this reception room has front and side windows making it particularly light and airy. There are two radiators and glazed double doors with a chrome bar effect leading into the social kitchen/ dining room.

### **Kitchen/ Dining Room**

28' 1" x 9' 8" (8.56m x 2.95m)

With a ceramic tiled floor running throughout the room. It has two distinctive areas initially with space for a formal dining table and chairs. Here there is a rear window and French doors with fitted blinds leading out to the landscaped rear garden. There are two radiators and three recessed spotlights. The kitchen area was installed in August 2024 by Sigma 3 and comprises stylish modern units in light grey and walnut style which are complemented by luxury Quartz splashbacks, sill and worktops which have a Caple granite sink unit inset finished off with a brushed steel style tap.





**Kitchen continued** - The corner cupboard opens via push operation to a wonderful walk in larder cupboard as pictured. Integrated Bosch appliances include a 4 ring gas hob, double electric oven which include air fry, steamer and microwave functionality along with a self cleaning option. There is a contemporary external extractor hood integrated to the wall unit which is aesthetically pleasing to the eye. Further integrated dishwasher and space for US style fridge/freezer. There is finally space and plumbing for a washing machine behind a matching unit door thus concealing the appliance. Further rear window and ceiling with 6 recessed spotlights.

### Landing

Carpeted with column panelled doors leading to the 4 bedrooms, family bathroom/ WC and airing cupboard which houses the hot water cylinder and pressurised system plus shelving and finally to a functional full height storage cupboard. Loft hatch and radiator.

### Bedroom One

15' 1" x 11' 0" (4.60m x 3.35m)

An immaculate carpeted main bedroom with front window radiator, recessed double wardrobe (excluded from dimensions), separate single wardrobe and a column door leads to the en-suite.



### En-suite

6' 8" x 6' 4" (2.03m x 1.93m)

A pristine en-suite comprising of WC, pedestal basin and double shower cubicle which is fully tiled and has a thermostatic shower inset. Obscure side window with tiled sill, matching splashback flooring and wall. Shaver point, radiator, extractor and 3 recessed spotlights.



### Bedroom Two

13' 4" x 9' 5" (4.06m x 2.87m)

A carpeted double bedroom this time with two sets of front windows. There is radiator, recessed double and single wardrobe. Dimensions are minimum and do exclude the wardrobes and a wide door recess. A column panelled door leads into the en-suite.

### En-suite

9' 9" x 6' 0" (2.97m x 1.83m)

In essence a T shaped ensuite, again in immaculate order. There are fully tiled walls, splashbacks and sill and flooring. There is a white suite comprising WC, pedestal basin and double fully tiled shower cubicle with inset thermostatic shower. Obscure side window, radiator, 4 spotlights, shaver point and extractor.

### Bedroom Three

10' 2" x 9' 10" (3.10m x 3.00m)

A double bedroom with LVT flooring and a rear window enjoying some sea glimpses, plus a radiator. The first photo showing the bed illustrates the bedroom BEFORE fitted wardrobes were installed.

### Bedroom Four

10' 2" x 8' 10" (3.10m x 2.69m)

A fourth double bedroom with LVT flooring. It has a rear window with some sea glimpses, radiator and a fitted double wardrobe. Along the length of the opposite wall are recently fitted luxury bespoke floor to ceiling wardrobes that offer lower and upper hanging space - the latter having a pull down option for ease of access.

### Bathroom/ WC

7' 5" x 6' 0" (2.26m x 1.83m)

In excellent order once again and with a white suite comprising of WC, pedestal basin and bath. There are fully ceramic tiled walls, splashback, sill and flooring. Radiator, shaving point, 3 spotlights, extractor and an opaque rear window.





## FRONT GARDEN

With a block paved low maintenance section with tree and the side boundary is that of a planted and well-maintained row of crocuses.

## REAR GARDEN

31' 12" x 35' 12" (9.75m x 10.97m)

The south facing rear garden was landscaped by an award winning landscaper. The two tiers of porcelain patio provide an area for social dining and entertaining which is further enhanced with garden lighting. There is a large garden shed to remain, and the rear garden is enclosed by a mix of well-maintained timber fencing and boundary brick wall. There are wall lights, there are 2 x double power points and an outside tap. Side access is ideal for recycling and leads to front.

## DRIVEWAY

3 Parking Spaces

Laid to tarmac and providing space for 3 vehicles side by side. This leads to the single garage.

## GARAGE

Single Garage

Accessed via up and over door the garage has the boiler, fuse box and has power and lighting provided.











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

# 224 Railway Road

Approximate Gross Internal Area  
1550 sq ft - 144 sq m

Cloakroom/WC  
5'5 x 2'9  
1.65 x 0.84m

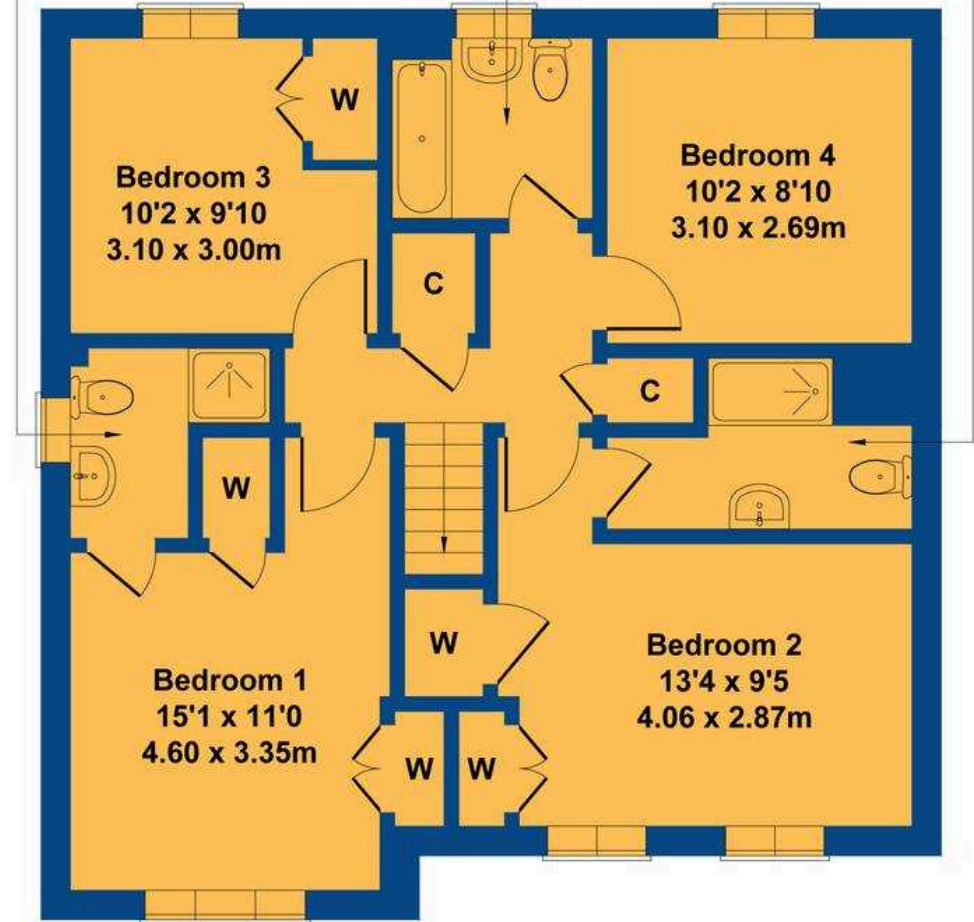


**GROUND FLOOR**

En-suite  
6'8 x 6'4  
2.03 x 1.93m

Bathroom/WC  
7'5 x 6'0  
2.26 x 1.83m

En-suite  
9'9 x 6'0  
2.97 x 1.83m



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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