







## 21 The Wheate Close

Rhose

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B86

- EXTENDED 4 BEDROOM SEMI DETACHED
- IMMACULATE PRESENTATION THROUGHOUT
- LANDSCAPED SOUTHERLY REAR GARDEN
- OWNED SOLAR PANELS FOR CHEAPER ELECTRICITY
- LOUNGE, KITCHEN/DINER, STUDY AREA & UTILITY
- CONSERVATORY/SUN ROOM TO THE REAR
- EN-SUITE & FAMILY BATHROOMS
- DOUBLE DRIVEWAY AND STORAGE ONLY GARAGE
- EXCELLENT EPC RATING OF B86







### Entrance Hall

Accessed via composite door with patterned glazed panels, the hall has a laminated flooring plus carpeted stair case leading to the first floor. Modern panelled doors give access to the cloaks WC, living room and study. Two radiators.

### Cloaks WC

5' 0" x 2' 6" (1.52m x 0.76m)

With a laminate floor and white suite comprising WC and corner wash basin. Obscure front window with tiled sill. Radiator. High level fuse box.

### Living Room

15' 0" x 11' 4" (4.57m x 3.45m)

With a laminate flooring, front window and radiator. Part glazed modern door leads to the kitchen dining room.

### Kitchen Dining Room

19' 1" x 10' 1" (5.82m x 3.07m)

With a laminated flooring throughout the room and initially with space for family table and chairs as required. Radiator, louvre double doors which access handy under stair storage cupboard and French style uPVC doors give access to the sun room extension. Panelled door leads to utility room. The kitchen area is fitted with a range of high gloss eye level and base units. These are complemented by slim modern worktops with one and a half bowl sink unit (Blanco). Integrated appliances include 5 ring gas hob with extractor hood over. Further waist level electric oven and additional space for further appliances as required. Rear window. Smooth ceiling with 6 recessed spot lights. Modern ceramic tile splash backs.

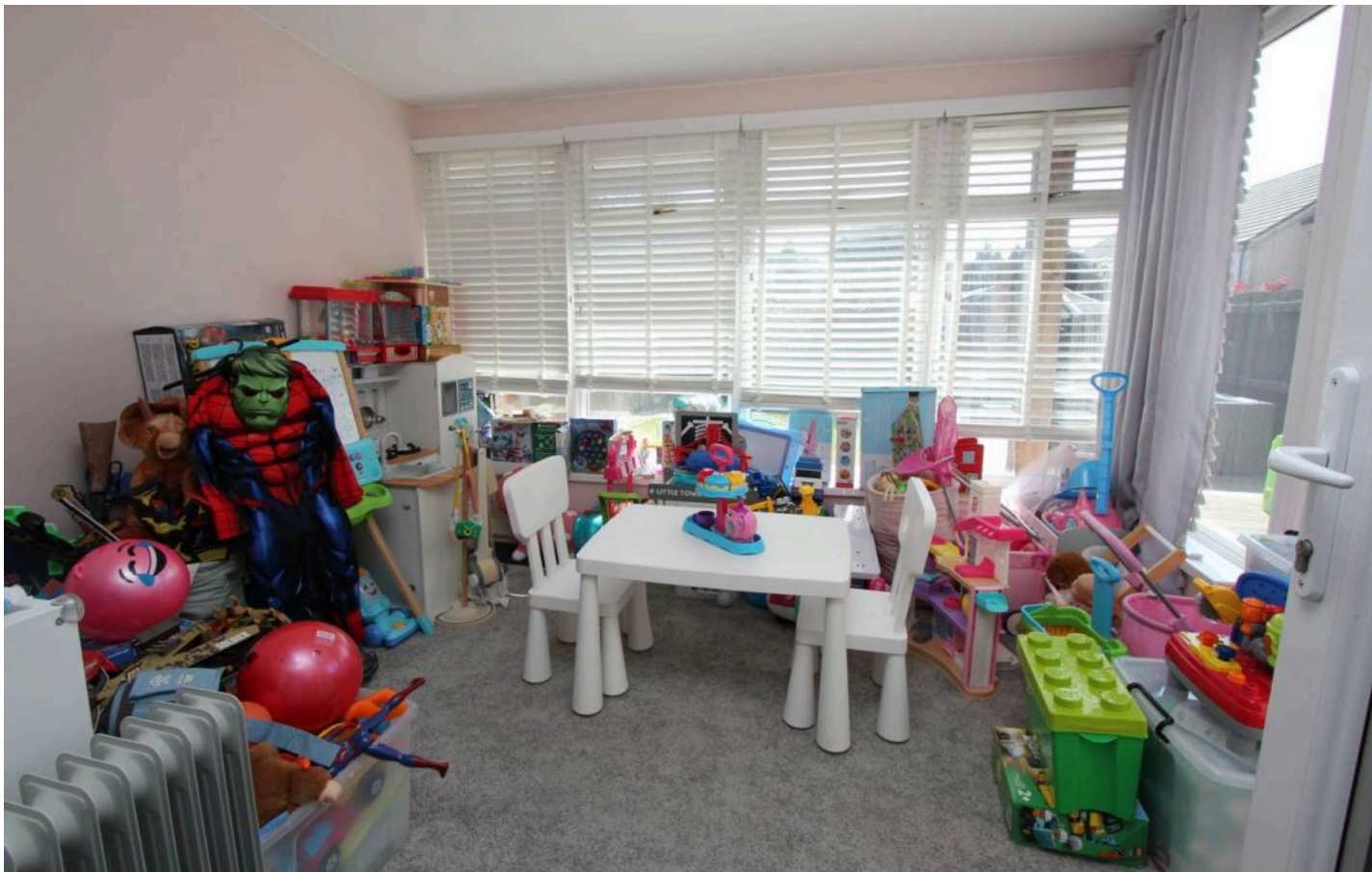
### Utility

10' 2" x 4' 2" (3.10m x 1.27m)

Continuation of the laminate flooring plus matching units to the kitchen. Work top space with sink unit inset. Wall mounted Baxi boiler. Handy storage shelving unit plus 3 recessed spot lights.







### Sun Room

10' 10" x 9' 4" (3.30m x 2.84m)

Dark grey laminate flooring this handy reception room has a solid roof plus uPVC rear windows and French door leading to the rear garden.

### Study

9' 7" x 7' 10" (2.92m x 2.39m)

Gaming / office area which is carpeted (formally the garage). Radiator, wall light and column panelled door giving access to the remaining part of the garage - ideal for general storage.

### Landing

Carpeted matching the stairs and with panelled doors giving access to the four bedrooms, bathroom WC and airing cupboard. Drop down loft hatch.

### Bedroom One

19' 1" x 7' 10" (5.82m x 2.39m)

Spacious carpeted double bedroom with front window, radiator, wall lights and panelled door to the en suite.

### En Suite

7' 8" x 5' 7" (2.34m x 1.70m)

Immaculate and with white suite comprising WC, pedestal basin and walk in shower enclosure which has a thermostatic shower inset - rainfall style head and adjustable rinse unit. Obscure uPVC tilt and turn window, chrome heated towel rail and mirror fronted cosmetics cabinet. Smooth ceiling with 4 recessed spot lights and extractor.

### Bedroom Two

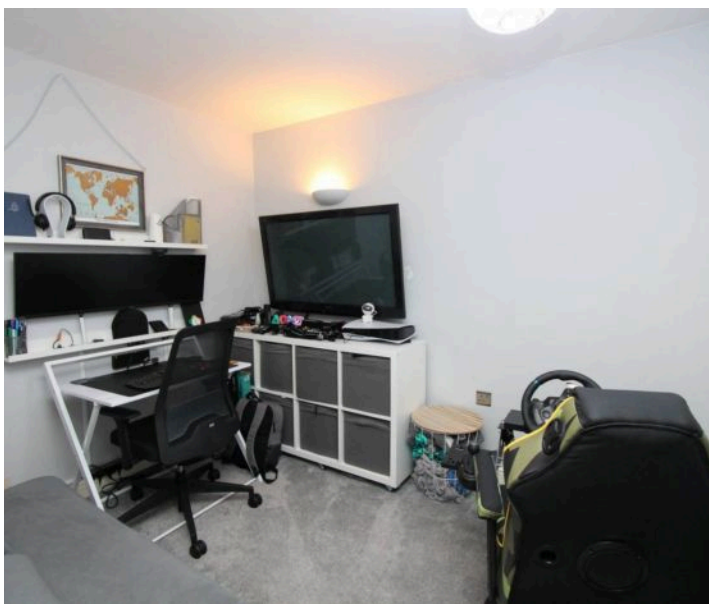
12' 0" x 8' 2" (3.66m x 2.49m)

A great size carpeted double bedroom with front uPVC window, radiator and recessed double wardrobe - excluded from dimensions provided.

### Bedroom Three

10' 5" x 8' 1" (3.18m x 2.46m)

Carpeted double bedroom with rear uPVC window, radiator and wardrobe recess.







#### **Bedroom Four**

8' 6" x 6' 5" (2.59m x 1.96m)

Carpeted single bedroom, currently being used as a dressing room. Front uPVC window, radiator and a handy storage cupboard over the stairwell.

#### **Bathroom WC**

6' 5" x 5' 6" (1.96m x 1.68m)

Comprising white suite - WC, pedestal basin and tiled panelled bath with waterfall style tap, plus thermostatic shower over. Stylish tiled flooring, walls and sill. Obscure rear window. Chrome heated towel rail and smooth ceiling with ECO extractor.

#### **Front Garden**

Lawned and with a small planted rockery.

#### **Rear Garden**

38' 12" x 25' 0" (11.89m x 7.62m)

Initially with a level decked area and this leads to a re-lid patio and level lawn. Garden shed to remain. Additional handy stone chipped area to side of sun room with outside tap. Enclosed by well maintained fencing and enjoys a sunny Southerly aspect.

#### **Storage garage**

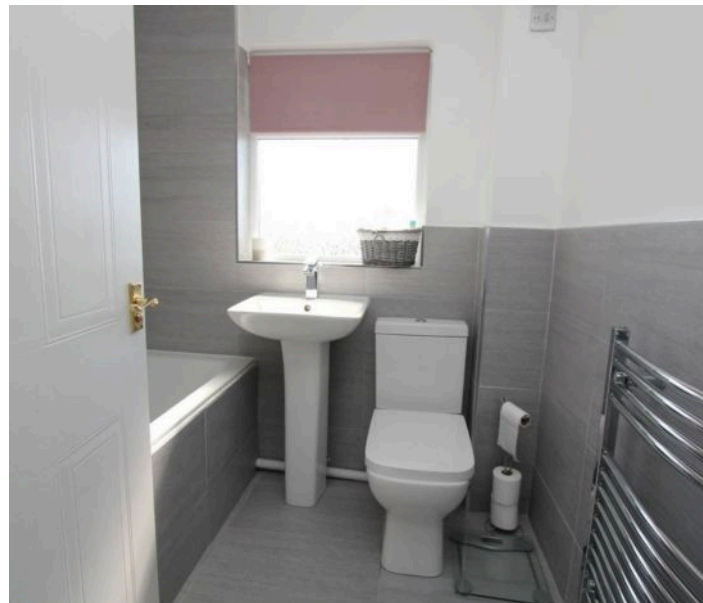
7' 11" x 5' 0" (2.41m x 1.52m)

Accessed via remote roller door - ideal for general storage.

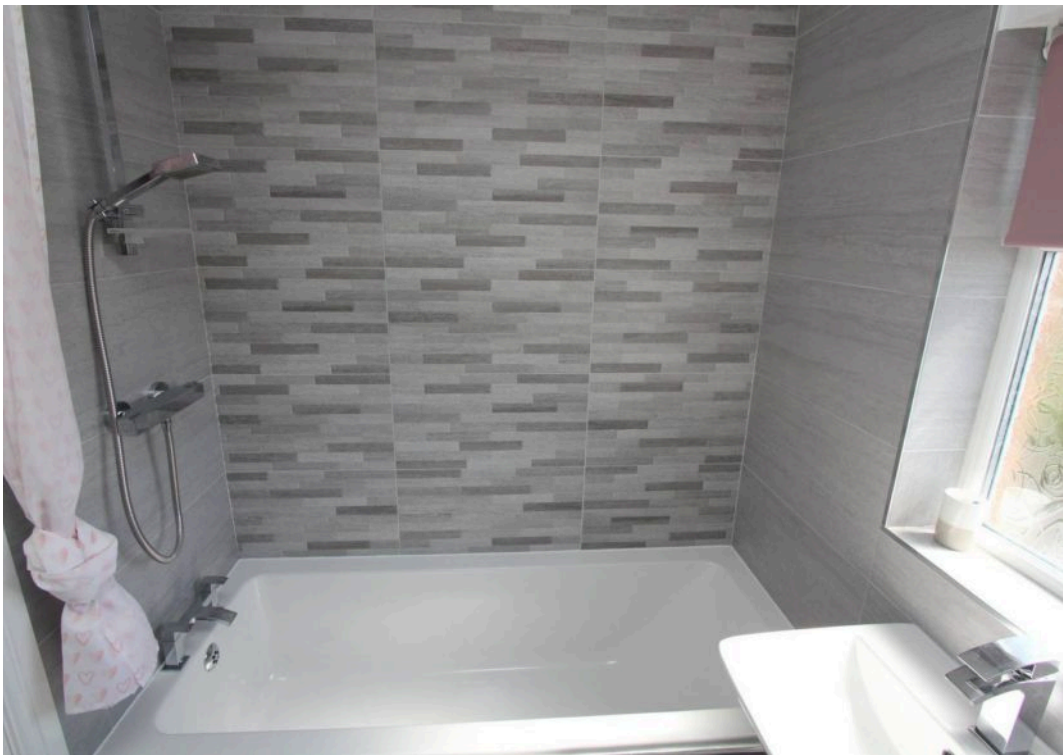
#### **DRIVEWAY**

2 Parking Spaces

Tarmacked and with side by side space for two vehicles. Leading to the storage garage.







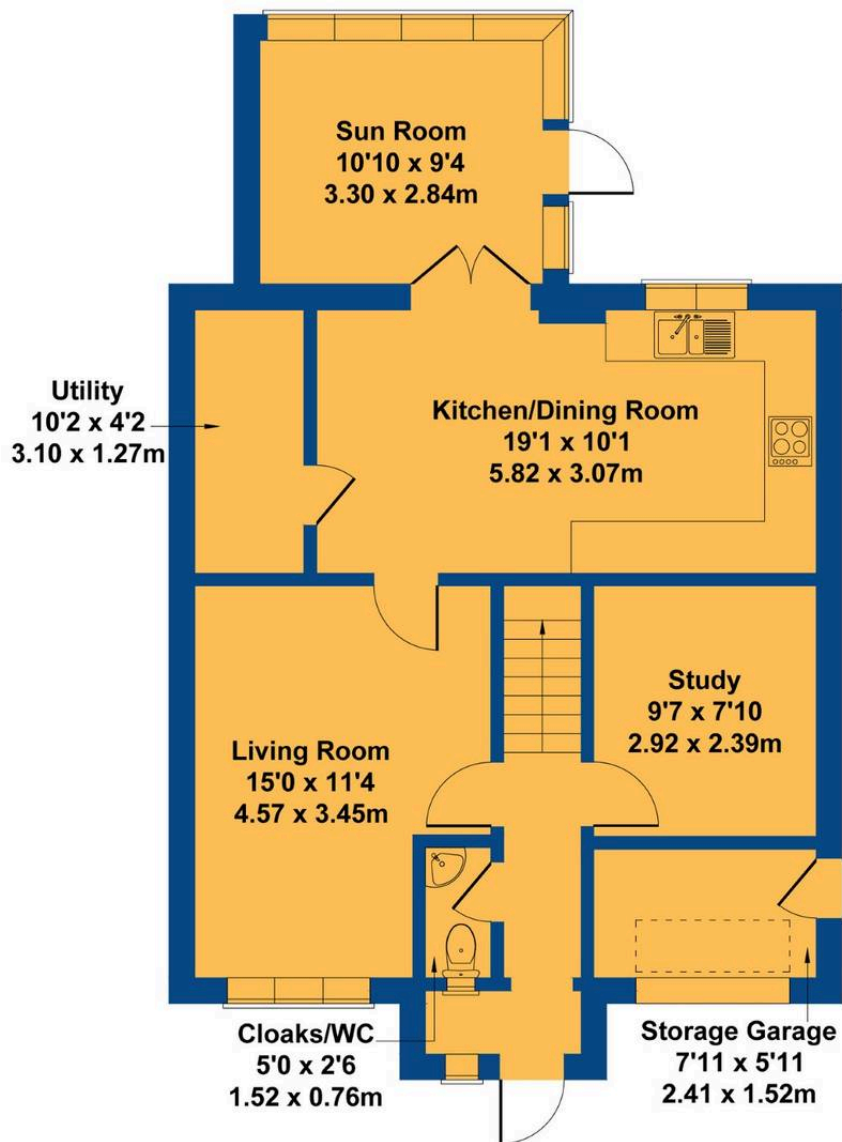




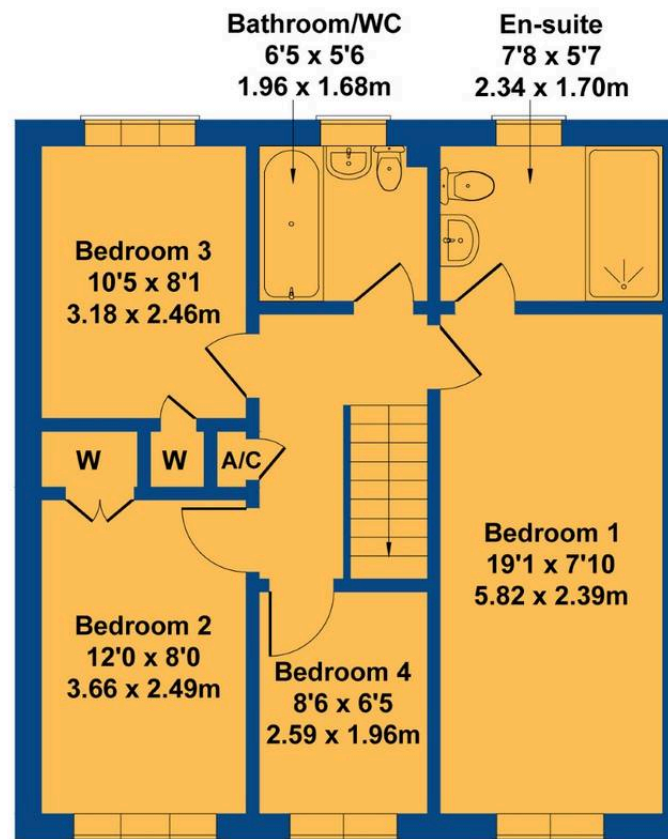


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Approximate Gross Internal Area  
1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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