



## 15 John Rhodes Way

Sandyford, ST6 5XA

**Price £325,000**



Here at Carters, we are delighted to welcome to the market this immaculately presented, four-bedroom detached family home, which is situated within the highly sought after Reginald Mitchell Way estate, that boasts excellent amenities, transport links and good schools just around the corner. There are also some idyllic with the likes of Bathpool country park and Mow Cop Castle just a short drive away.

The current owners have invested a lot of time into their home which shows with the modern appliances and the tasteful decor throughout, making the property turnkey ready to enjoy right from day one. This impressive property provides an ideal purchase for young families and growing families alike, boasting spacious accommodation throughout. On entering the property you are welcomed into the entrance hall giving access to the ground floor W/C and stairs to the first floor. The lounge is to the front and provides a relaxing and tranquil feel where you can sit back and relax after a busy day at the office. The hub of the property is to the rear, with an open plan modern kitchen/diner which leads through to the conservatory, providing a great space to cook and entertain family and friends. The ground floor also boasts a utility area and an integral garage for extra storage space. Heading up the stairs you will find four good size bedrooms a modern en suite and a family bathroom all to enjoy. Externally is landscaped and low maintenance, the front has a small lawned garden and a block paved driveway providing off road parking, whilst the rear is spacious and enclosed with a patio area and an artificial lawned garden giving you a place to enjoy those BBQ nights or just relax and what the children play.

We highly recommend viewings to avoid missing out on this spectacular home!

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## Entrance Hall

Composite double glazed entrance door to the front elevation.  
Stairs to the first floor. Radiator. Tiled floor.

## W/C

UPVC double glazed window to the front elevation.  
Recess W/C. Vanity wash hand basin. Partially tiled walls. Radiator.  
Tiled flooring.

## Lounge

16'8 x 11'5 (5.08m x 3.48m)

UPVC double glazed bow window to the front elevation.  
Coving to the ceiling. Television point. Radiator. Double doors leading through to the kitchen/diner.

## Kitchen/Diner

20'4 max x 9'8 max (6.20m max x 2.95m max)

UPVC double glazed window to the rear elevation. UPVC double glazed sliding patio doors to the rear elevation.  
Modern fitted wall, drawers and base units. Work surfaces incorporating a one and a half ceramic bowl sink, with a single drainer and mixer tap. Built in electric double oven and microwave. 5 ring gas hob and a modern extractor fan. Integrated dishwasher. Integrated fridge/freezer. Recess ceiling down lighters. Partially tiled walls. Two vertical radiator. Television point. Tiled flooring. Under plinth lighting.

## Utility Room

7'8 x 5'5 (2.34m x 1.65m)

UPVC double glazed stable entrance door to the rear elevation.  
Modern fitted wall units. Space and plumbing for a washing machine and dryer. Partially tiled walls. Radiator. Tiled floor. door to the garage.

## Conservatory

10'9 x 10'4 (3.28m x 3.15m)

UPVC double glazed windows to the side and rear elevation. UPVC double glazed patio door to the side elevation.  
Radiator. Vertical radiator. Tiled flooring.

## First Floor Landing

Storage cupboard.

## Bedroom One

12'0 x 10'5 (3.66m x 3.18m)

UPVC double glazed window to the front elevation.  
Built in wardrobes. Radiator.

## En Suite

UPVC double glazed window to the front elevation.  
Fitted suite comprising a shower cubicle, wash hand basin and recess W/C. Tiled floor.

## Bedroom Two

10'1 x 8'3 (3.07m x 2.51m)

UPVC double glazed window to the rear elevation.  
Built in wardrobes. Radiator.

## Bedroom Three

9'0 x 7'9 (2.74m x 2.36m)

UPVC double glazed window to the front elevation.  
Radiator.

## Bedroom Four

8'8 x 8'0 (2.64m x 2.44m)

UPVC double glazed window to the rear elevation.  
Radiator.

## Bathroom

UPVC double glazed window to the rear elevation.  
Fitted suite comprising of a panelled bath with a shower attachment. Pedestal wash hand basin. Recess W/C. Heated towel rail. Partly tiled walls. Tiled floor.

## Exterior

The exterior is low maintenance and landscaped to the front you will find a small garden and a block paved driveway providing off road parking, whilst the rear has a patio area and an artificial lawned garden.

## Garage

17'3 x 7'11 (5.26m x 2.41m)

Up and over door. Power and lighting.

## Additional Information

We are led to believe the property is freehold and Council tax band D

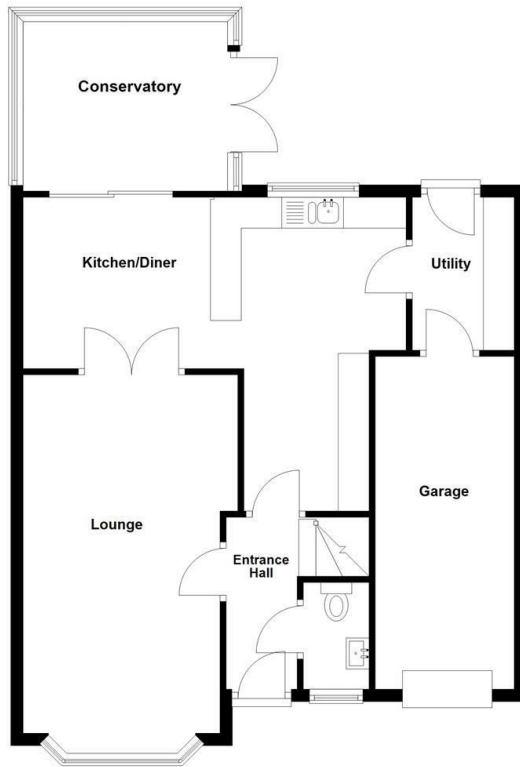
## Services

The main services of gas, electric, water and drainage are all connected to the mains.  
Broadband is Fibre.  
Please note: services and appliances have not been tested by the agent.

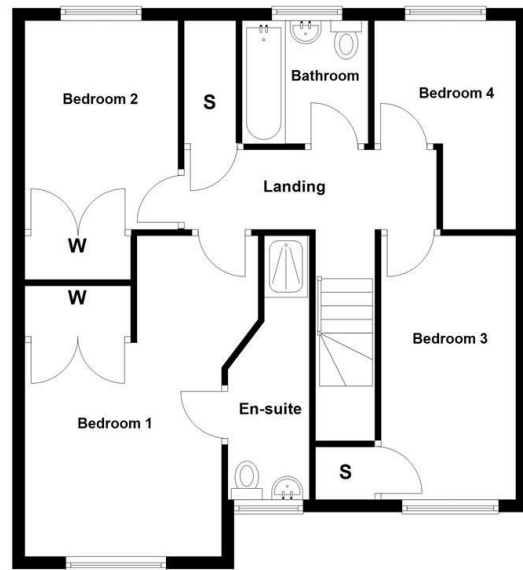
Tel: 01782 470391



Ground Floor



First Floor



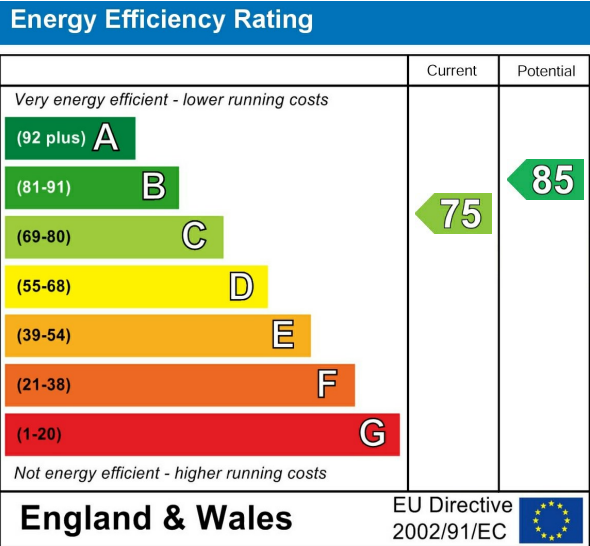
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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