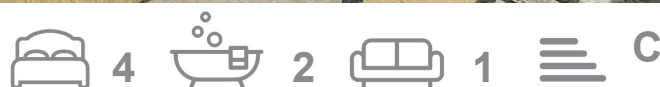




34 John Rhodes Way

Sandyford, ST6 5XA

Price £300,000



Carters are proud to welcome to the market this splendid detached family home on John Rhodes Way, offering a mixture of comfort and modern living.

This wonderful property is tastefully decorated throughout, offering a 'turn key' ready home to enjoy right from day one. On entering the property you are welcomed in to the entrance hall with access to the ground floor W/C and stairs to the first floor. The heart of the home is a spacious kitchen/diner, equipped with integrated appliances, making it a delightful area for both cooking and entertaining. The lounge, located at the rear of the house, features patio doors that open onto a beautifully landscaped south-facing garden, providing a serene outdoor space for relaxation and family gatherings. With four generously sized bedrooms, this property is perfect for families seeking space and convenience.

In addition to the ample living space, the property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for the whole family. The off-road parking accommodates up to four vehicles, complemented by a garage for additional storage.

Whilst situated within the highly sought after Reginald Mitchell Way estate, it boasts excellent amenities, transport links and good schools just around the corner. There are also some idyllic walks with the likes of Bathpool country park and Mow Cop Castle just a short drive away.

This home is not just a place to live; it is a sanctuary that combines practicality with elegance, making it an excellent choice for those looking to settle in a vibrant community. With its attractive features and prime location, this property is sure to appeal to discerning buyers seeking a family-friendly environment.

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Entrance Hall

Composite double glazed entrance door to the front elevation.
Coving to the ceiling. Stairs to the first floor.

W/C

UPVC double glazed window to the front elevation.
Recessed W/C. Wall mounted wash hand basin. Recessed ceiling down lighters. Tiled walls. Tiled flooring.

Lounge

14'11 x 11'11 (4.55m x 3.63m)

UPVC double french patio door to the rear elevation.
Electric fire with a marble hearth and surround. Coving to the ceiling. Two radiators. television point. Solid wood flooring.

Kitchen/Diner

28'5 x 7'10 (8.66m x 2.39m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the front and rear elevation.
A Selection of modern solid wood wall, drawer and base units. Granite work surfaces incorporating inset one and a half sink, drainer and mixer tap. Built in electric oven and grill. Five ring gas hob and extractor hood. Integrated washing machine, dryer and fridge/freezer. Recessed ceiling down lighters. Two radiators. Granite up stands. Breakfast bar with featured lighting above. Porcelain tiled flooring.

First Floor Landing

Loft access which is boarded, a ladder and lighting. Airing cupboard.

Bedroom One

16'1 x 12'11 (4.90m x 3.94m)

UPVC double glazed windows to the front

and side elevation.

Radiator. Freestanding wardrobes.

En Suite

UPVC double glazed window to the front elevation.

Fitted modern suite comprising of a corner shower enclosure. Vanity wash hand basin. Recessed W/C. Recessed ceiling down lighters. Tiled walls. Radiator. Tiled flooring.

Bedroom Two

13'5 x 9'7 (4.09m x 2.92m)

UPVC double glazed window to the front elevation.
Fitted wardrobe. Radiator.

Bedroom Three

12'4 x 8'1 (3.76m x 2.46m)

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

Bedroom Four

8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed window to the rear elevation.
Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Modern four piece suite comprising of a shower enclosure. Panelled bath. Vanity wash hand basin. Recessed W/C. Recessed ceiling down lighters. Partially tiled walls. Chrome heated ladder towel rail. Vinyl Flooring.

Exterior

To the front there is an Indian stone driveway leading to a garage which provides off road parking. The rear is enclosed and south facing, there is an

Indian stone paved patio which leads to a landscaped lawned garden and a pretty decked seating area. The garden also benefits from an outside tap and power sockets.

Garage

8' x 17' (2.44m x 5.18m)

UPVC entrance door to the side elevation.
Up and over door. Power and lighting.

Additional Information

Freehold.

Council tax band D.

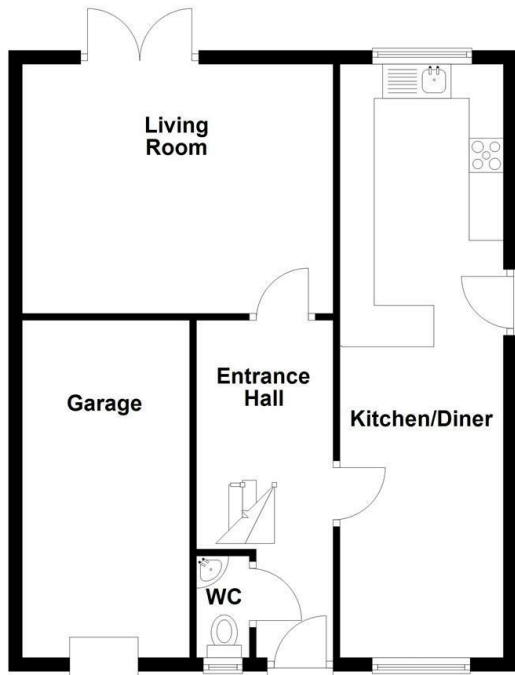
PROPERTY SIZE: APPROX: 1140 square feet / 106 square metres.

Disclaimer

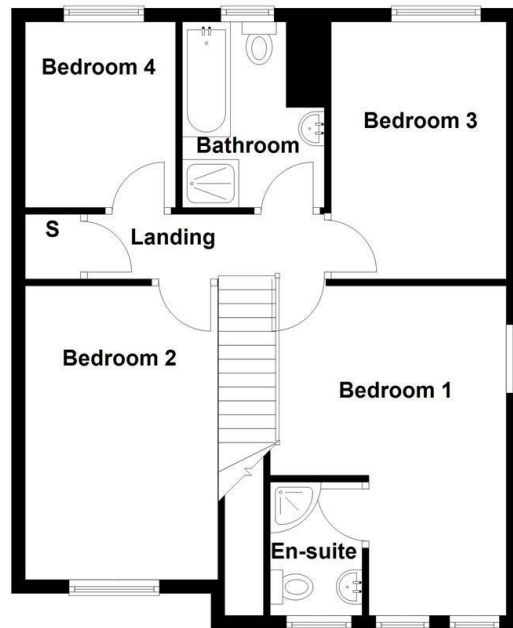
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Tel: 01782 470391

Ground Floor



First Floor



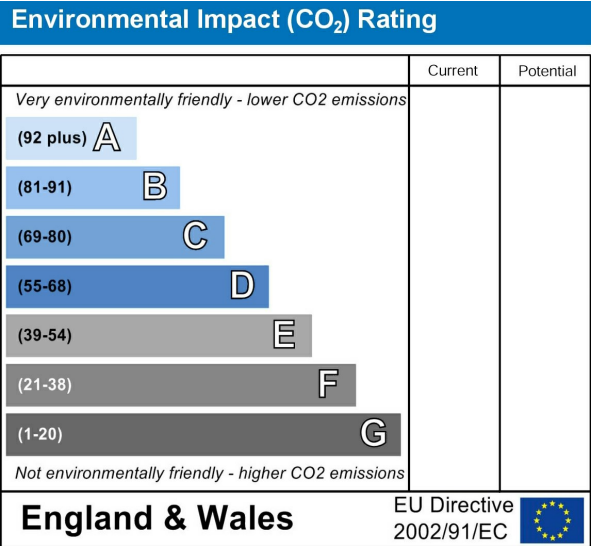
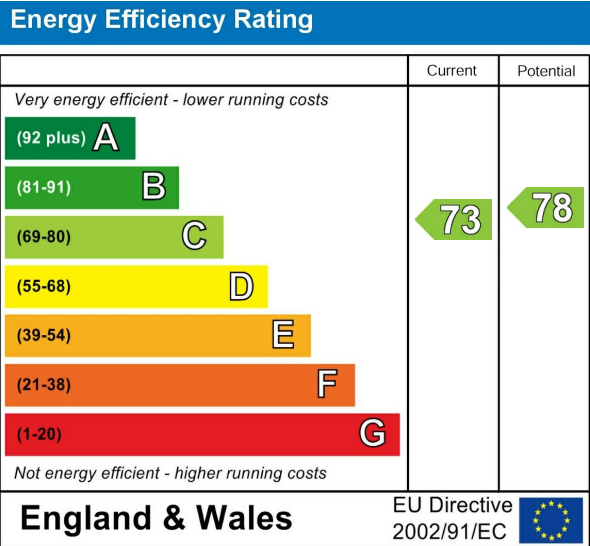
Road Map



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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