





37 Heol Pearetree

Rhoose Point

Generous gardens, double garage, 5 beds, 4 receptions - perfect family home with modern kitchen and conservatory. Landscaped frontage, tranquil garden with patio. Secure double garage and ample parking. Unique blend of indoor comfort and outdoor serenity - must see!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SUBSTANTIAL MODERN DETACHED
- 5 DOUBLE BEDROOMS; 4 RECEPTIONS
- CONSERVATORY & LARGE SOCIAL KITCHEN
- MODERN INGLENOOK; 3 BATHROOMS;
- 4 CAR DRIVE; DOUBLE GARAGE; NO CHAIN
- LARGE SIDE AND REAR FAMILY GARDENS
- EPC C73





Hallway

Accessed via steel coated door with patterned opaque glazing, the hall is carpeted and has a dogleg staircase leading up to the galleried landing. Radiator. Matching panelled doors lead off to the 4 reception rooms, cloakroom/WC, handy under stair storage cupboard and the spacious kitchen.

Cloakroom / WC

5' 5" x 4' 2" (1.65m x 1.27m)

With a Karndean flooring, the cloakroom has a close coupled WC and pedestal basin with tiled splash-backs. Radiator, spotlight and opaque front window with tiled sill.

Lounge

19' 3" x 12' 0" (5.86m x 3.65m)

An impressive carpeted room with focal point of brick built inglenook fireplace which has a coal effect gas stove inset. French doors lead to the conservatory. Two radiators and there are two ceiling roses.

Conservatory

12' 0" x 8' 1" (3.65m x 2.46m)

With uPVC windows and French doors leading to the rear garden. Luxury tiled flooring. Power points.

Music Room / Office

12' 1" x 8' 4" (3.68m x 2.54m)

A carpeted reception room with front window and radiator.

Sitting Room

12' 1" x 11' 10" (3.68m x 3.60m)

A carpeted light and airy reception room which has French doors on to the rear garden. Radiator and door to the kitchen.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

A carpeted reception with front window and radiator.





Kitchen

21' 1" x 11' 4" (6.42m x 3.45m)

With stunning granite worktops the kitchen is very well appointed with matching immaculate units in a limed oak style. The worktops have a 1.5 bowl stainless steel sink unit inset. Freestanding range cooker with 5 ring gas hob and electric hotplate/griddle, double oven grill, plate drawer all with an extractor hood over. Further appliances include a dishwasher, fridge and freezer. Plate rack and display cabinets. Feature ceramic tiled flooring and complementing splashbacks and sill with rear window looking on to the garden. Radiator and 8 ceiling spotlights. Space aplenty for formal dining table and chairs. Doors to the utility room and hall.

Utility

15' 8" x 5' 0" (4.77m x 1.52m)

A practical room with steel coated door to the side garden and panelled door to the double garage. Ceramic tiled floor matching the kitchen, base cupboard space and wall mounted boiler firing the gas central heating. Space for washing machine and tumble dryer as required. Worktop space with stainless steel sink inset. Opaque side window. Radiator, tiled splashbacks and strip-light.



Galleried Landing

Carpeted and with a picture window to the front. Matching panelled doors lead to the 5 double bedrooms, family bathroom and airing cupboard which houses the hot water cylinder and offers shelving for linen and towels. Loft hatch to a mostly boarded large loft. Radiator.

Dressing Room to Bedroom One

10' 0" x 9' 9" (3.05m x 2.97m)

A carpeted space with radiator, Velux window and panelled door to the bedroom.



Bedroom One

16' 10" x 15' 11" (5.13m x 4.85m)

A capacious principle bedroom with two front windows, three radiators and two fitted double wardrobes excluded from the dimensions given. A panelled door leads to the full en-suite.

Full En Suite

9' 2" x 6' 7" (2.79m x 2.01m)

In immaculate order, there is a white suite comprising a close coupled WC, pedestal wash basin, panelled bath and fully tiled double shower cubicle. Radiator, mirror and shaver point. Ceramic tiled splashbacks and sill with opaque rear window. 3 ceiling spotlights and extractor.

Bedroom Two

15' 4" x 12' 1" (4.67m x 3.68m)

A large carpeted double bedroom with rear window, radiator and recessed double wardrobe. Panelled door to the en-suite shower room.

En Suite

8' 6" x 4' 2" (2.59m x 1.27m)

Comprising a close coupled WC, pedestal basin and single fully tiled shower cubicle. Ceramic tiled splashbacks. Opaque rear window with tiled sill and matching splashback areas. Radiator, extractor and shaver point.

Bedroom Three

11' 10" x 9' 5" (3.60m x 2.87m)

A carpeted double bedroom with rear window enjoying some sea glimpses and recessed double wardrobe excluded from dimensions provided. Radiator and panelled door to the family bathroom (Jack and Jill style).





Family Bathroom

8' 6" x 8' 5" (2.59m x 2.56m)

A great size and with a white suite comprising a close coupled WC, pedestal basin, panelled bath and fully tiled single shower cubicle. Ceiling with three spotlights, radiator and extractor. Opaque rear window with tiled sill matching the splashbacks.

Bedroom Four

12' 1" x 10' 3" (3.68m x 3.12m)

A super size carpeted double bedroom with front window and radiator. Recessed double wardrobe excluding from dimensions provided.

Bedroom Five

11' 9" x 8' 8" (3.58m x 2.64m)

A carpeted fifth double bedroom with rear window enjoying a sea glimpse, radiator and recessed double wardrobe excluded from dimensions.





FRONT GARDEN

A landscaped frontage which has slate chippings with feature palm tree. Further pebbled rockery style corner section.

GARDEN

54' 11" x 23' 12" (16.75m x 7.31m)

Side Garden mostly laid to a level lawn and with a large well kept timber shed to remain. Mini allotment space with raspberry plants. The garden is bordered by fencing and a feature wooden archway leads to the rear garden.

REAR GARDEN

49' 12" x 43' 12" (15.23m x 13.4m)

A beautifully screened rear garden which has an initial re-laid sun patio with tap. This leads on to good area of lawn and this has a perimeter block paved path which in turn is flanked by well stocked borders. Enclosed by well maintained fencing.

GARAGE

Double Garage

Accessed via two single up and over doors and with a pedestrian door leading to the utility room. There is power and lighting provided and robust multi-level shelving along the back wall.

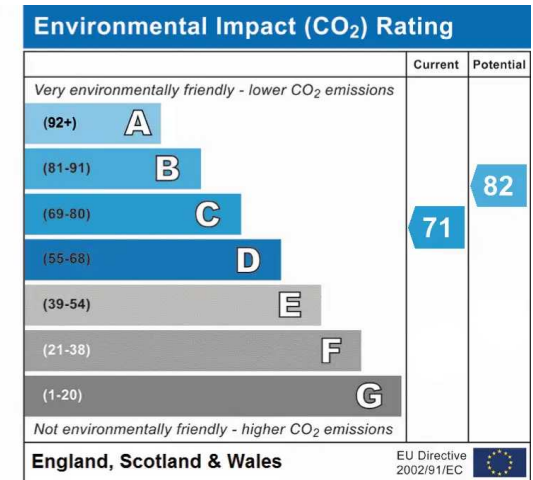
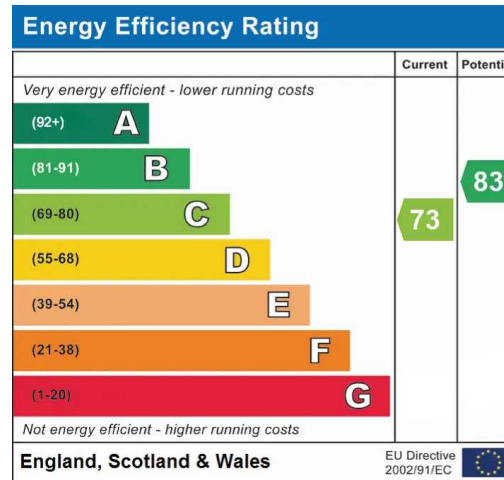
DRIVEWAY

4 Parking Spaces

Providing parking for 4 vehicles in a 2x2 arrangement and leading to the double garage. Secure gated access leads to the side and rear gardens.







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Approximate Gross Internal Area
2874 sq ft - 267 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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