





214 Railway Road

Rhose

Immaculate 4-bed detached with south-facing sea views and good privacy. Large kitchen/diner, 2 receptions, landscaped garden, garage, driveway, and EPC B85. Short walk to Rhose station and coastal walks.

Council Tax band: F

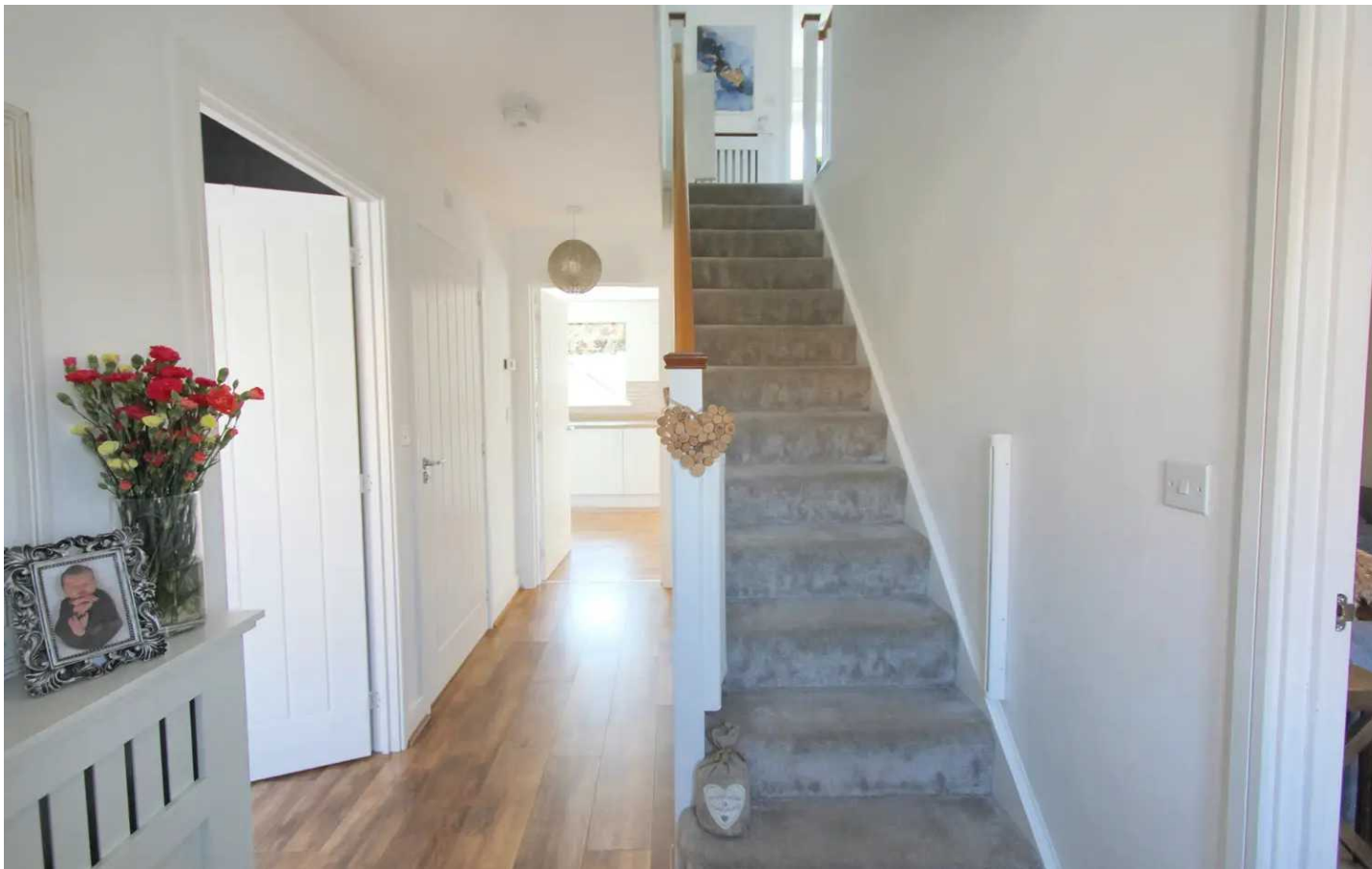
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMMACULATE 4 DOUBLE BEDROOM DETACHED
- FINELY POSITIONED ENJOYING GOOD PRIVACY
- SOUTH FACING REAR WITH SEA VIEWS
- 2 SEPARATE RECEPTIONS & LARGE KITCHEN/DINER
- LANDSCAPED REAR GARDEN, DRIVE & GARAGE
- EPC RATING OF B85





Entrance Hallway

Hall accessed via a central front door with two obscure front panels. Laminated flooring and column panelled doors leading to the Living Room, Playroom, Utility/WC & Kitchen/ Dining Room, plus a half door leads to a handy understairs storage cupboard. Open understairs storage space ideal for shoes etc. Carpeted staircase leading to the first floor. Radiator with cover and high-level fuse box.

Living Room

17' 11" x 12' 8" (5.46m x 3.86m)

With a continuation of the laminated flooring, this large reception room has a bay window and two radiators.

Playroom/ Office

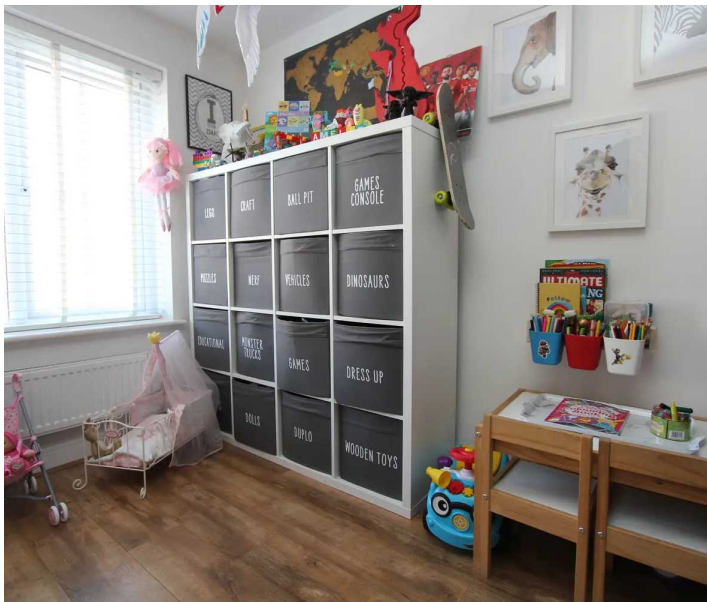
8' 5" x 6' 10" (2.57m x 2.08m)

With laminate flooring continuing from the Hallway, radiator and front window. This versatile room is ideal as a Study/ Playroom and so on. It also has a blackboard style wall on one elevation.

Kitchen/ Dining Room

26' 2" x 10' 6" (7.98m x 3.20m)

With laminate flooring and initially the Kitchen which is comprehensively appointed with matching eye and base level units in a high gloss white with soft closing feature. Complimented by deep modern worktops which have a one and half bowl stainless steel sink unit inset with mixer tap over. Integrated appliances include a 4-ring gas hob with extractor over and matching splashback, adjacent waist level double oven and grill, fridge/ freezer, dishwasher and washing machine. Ceramic tiled splashbacks, smooth ceiling with 9 spotlights plus a rear window looking onto the landscaped garden, with a relatively private aspect beyond. Radiator with cover. The dining area is large enough to house a formal dining table and chairs as needed, and here there are French Style double doors leading out onto the landscaped garden.



Landing

A central carpeted landing which has column panelled doors giving access to the four double



Utility/ WC

6' 9" x 5' 5" (2.06m x 1.65m)

With the laminate flooring continuing and white WC plus a ceramic sink unit with handy vanity cupboards for storage under. Radiator and extractor.

Landing

A central carpeted landing which has column panelled doors giving access to the four double bedrooms, family bathroom and airing cupboard, which has slatted shelving ideal for linen and towels etc. Loft hatch to a fully boarded loft and radiator with cover.

Bedroom One

14' 11" x 11' 6" (4.55m x 3.51m)

*measurements are into the bay window This carpeted and stylishly decorated main bedroom has two double fitted wardrobes a radiator and column panelled door leading to the en-suite.

En-Suite

6' 5" x 5' 4" (1.96m x 1.63m)

Beautifully presented with a white suite comprising of a white close coupled WC, pedestal sink and fully tiled double shower cubicle with thermostatic shower inset. Floral vinyl flooring, radiator and ceramic tiled splashbacks to dado level matching the sill which has an obscure front window. Extractor plus shaver point.

Bedroom Two

13' 10" x 10' 11" (4.22m x 3.33m)

A large carpeted second double bedroom which has a front window, radiator and integrated fitted double wardrobe.

Bedroom Three

10' 5" x 9' 0" (3.18m x 2.74m)

A carpeted double bedroom with recessed double wardrobe (excluded from dimensions provided). There is also a radiator, rear window enjoying a superb open aspect over the Bristol Channel.





Bedroom Four

11' 4" x 10' 0" (3.45m x 3.05m)

A fourth carpeted double bedroom again with a rear window enjoying a similar aspect to that of bedroom three. Radiator.

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Immaculate with a white suite comprising of close coupled WC, pedestal basin and bath, which is fully tiled to the ceiling, which also has a glass screen and an electric shower over. Tiled easy wipe flooring. Ceramic tiled splashback to dado level and matching sill and obscure rear windows. Radiator, extractor and shaver point.

Front Garden

Small front garden which is laid to slate chippings.

Rear Garden

Arranged over two levels initially with tiled patio area which has a glass balustrade division between here and the lower level which is laid to astroturf. All enjoying a semi-aspect and excellent privacy. Outside tap and gated access to the drive. Outside double power socket.



DRIVEWAY

2 Parking Spaces

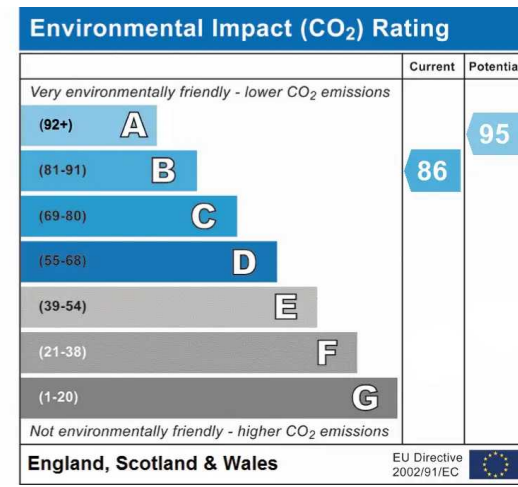
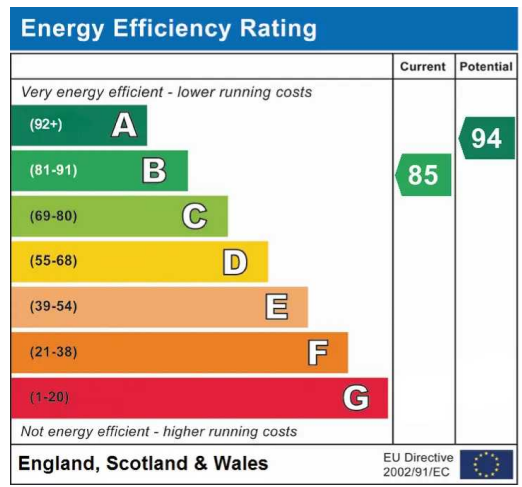
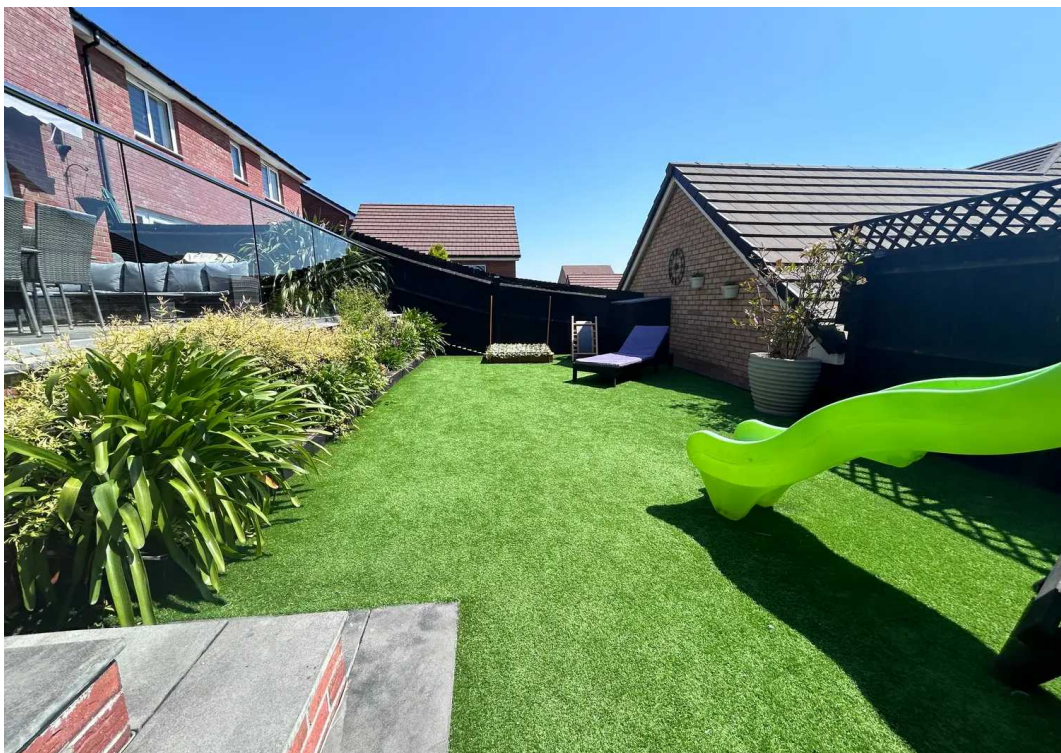
To the side of the property laid to tarmac providing parking for two vehicles this leads to the semi-detached single garage.

GARAGE

Single Garage

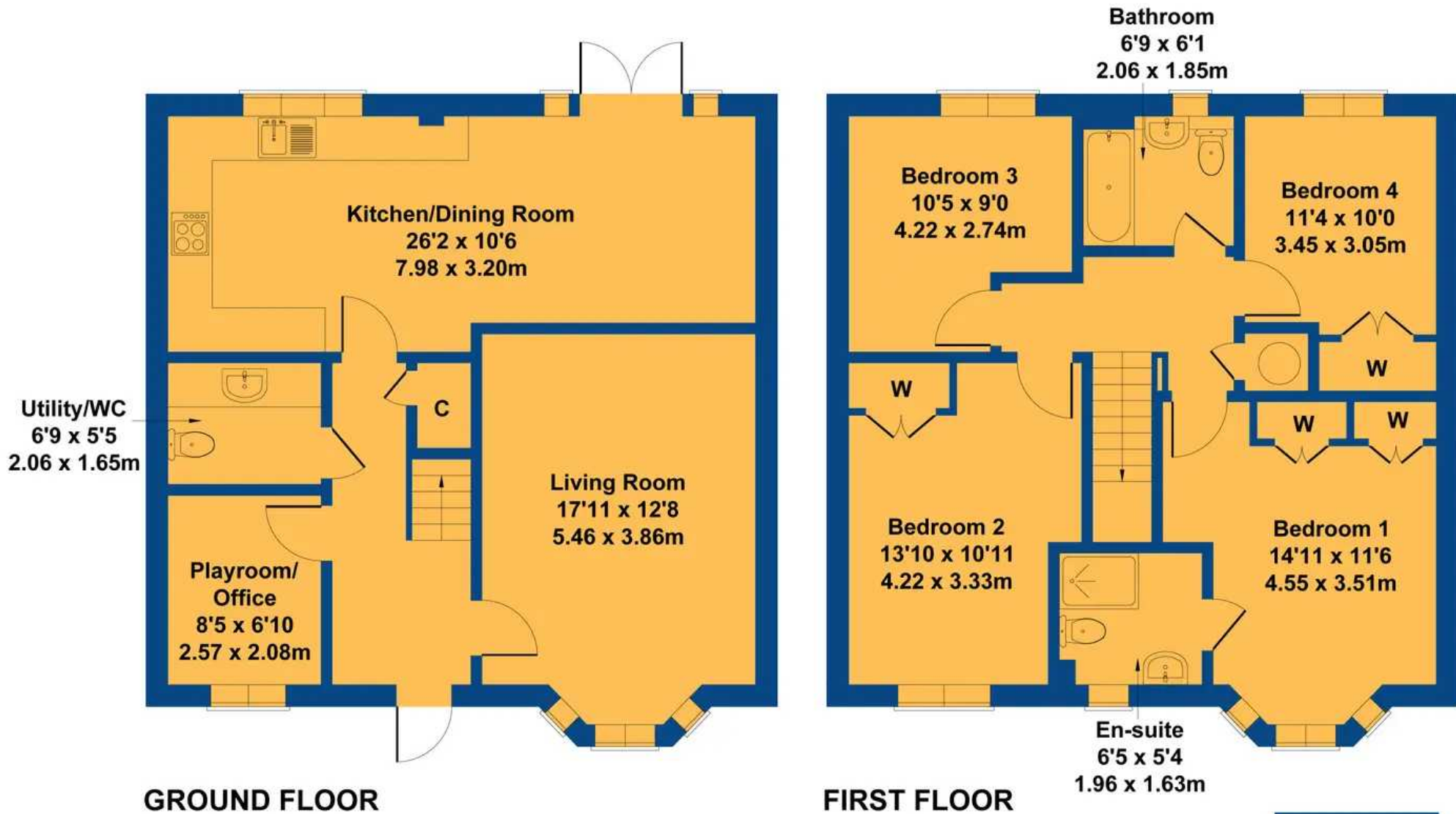
Accessed via an up and over door, power and lighting is provided. Boarded with storage/ loft access. Security motion sensor lighting.





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Approximate Gross Internal Area
1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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