

West Paddock, Lower Farm Brendon View Close  
£750,000



## West Paddock

Readers Lane, Rhoose

Rare gem in Rhoose - detached bungalow on 1/2 acre plot. Versatile layout with 4/5 bedrooms, 2/3 reception rooms, 2 bathrooms, and 2 utility rooms. Enveloped by lawned gardens, double garage, ample parking. Quality and convenience in select community with easy access to amenities and transport links

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- APPROXIMATELY 1/2 AN ACRE OVERALL PLOT
- CENTRALLY POSITIONED DETACHED BUNGALOW
- VERSATILE ACCOMMODATION - ANNEXE POSSIBILITIES
- 4/5 BEDROOMS AND 2/3 RECEPTION ROOMS
- 2 BATHROOMS; CLOAKS/WC; 2 UTILITY ROOMS
- MAINLY LAWNED AND GARDENS - GREAT PRIVACY!
- DETACHED DOUBLE GARAGE; GREAT PARKING
- IN/OUT DRIVEWAY ACCESSED VIA DOUBLE GATES
- EPC RATING OF D62





### **Entrance Hall.**

Accessed via a covered external porch and then through double multi-paned doors. The hallway has an oak style laminate flooring and is light, airy and welcoming. It continues in a reverse L shape with matching doors giving access to the living room, kitchen, two double bedrooms and bathroom plus a door leads through to the easterly quarters (potential annexe etc). There is a triple width storage cupboard, two radiators with period style covers to remain, coved ceiling plus loft hatch. There is an extendable ladder which leads to the mostly boarded large loft space.

### **Living Room.**

15' 11" x 14' 1" (4.85m x 4.29m)

With an oak style laminated flooring and feature bow shaped uPVC front windows with deep sill. A focal point is of a superb fireplace with flagstone hearth and multi fuel stove inset. Smooth coved ceiling, radiator and double multi-paned doors give access to the dining room.

### **Dining Room.**

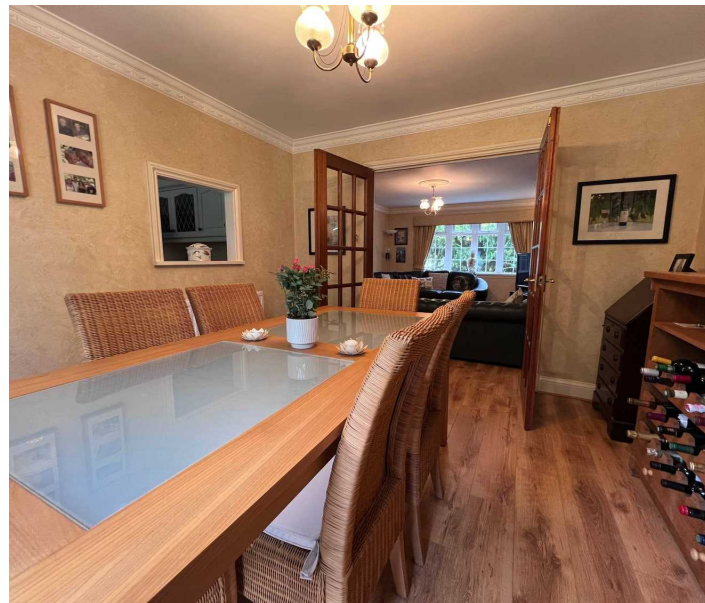
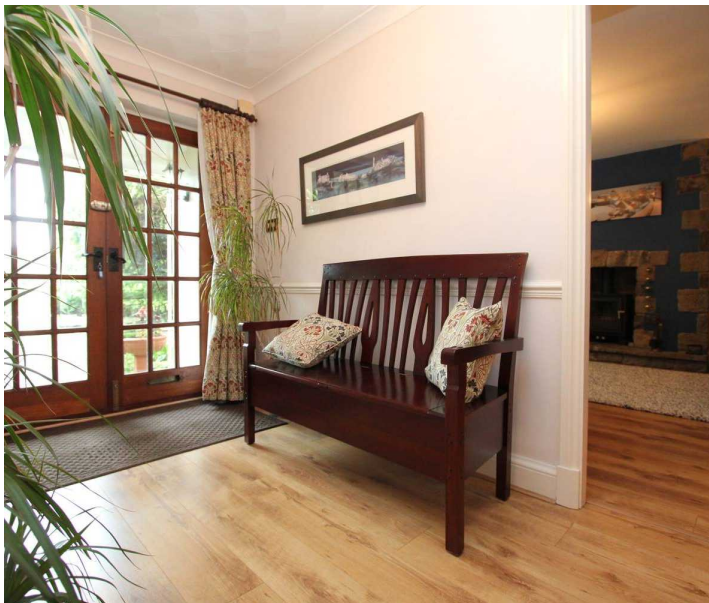
11' 9" x 11' 2" (3.58m x 3.40m)

This second reception room has a light oak style laminated flooring and feature double glazed French doors leading out on to the extensive gardens. Smooth coved ceiling with central rose plus radiator. Wide serving hatch to the family kitchen.

### **Family Kitchen/Dining Space**

15' 0" x 11' 9" (4.57m x 3.58m)

An excellent size very well appointed kitchen which has matching eye level and base units in cream. These are complemented by modern worktops which have a two and a half bowl stainless steel sink unit with mixer tap over. There is an integrated dishwasher plus slot in Rangemaster range. There is a five ring gas burner, hot plate, double oven, grill and plate - please see over





drawer (this will remain) and also has a matching extractor hood over. There is a quarry tile style flooring plus ceramic tiled splash backs. Smooth coved ceiling plus wooden framed double glazed windows look on to the rear garden. A door then leads through to the utility room.

**Utility Room.**

8' 7" x 5' 2" (2.61m x 1.57m)

With the continuation of the tiled flooring matching the kitchen, here there is space for side by side washing machine and tumble dryer as required (appliances not included). Wall mounted Worcester combi boiler firing the gas central heating and this was replaced in late 2018. Free standing space for a fridge/freezer. Ceramic tiled splash backs and a stable style door (double glazed) leads out on to the rear garden.

**Bathroom/WC.** - 10' 7" x 8' 7" (3.22m x 2.61m)

A large bathroom with a white suite comprising close coupled WC, pedestal basin and matching bath with brass style furniture. There is also a single fully tiled shower cubicle. A ceramic tiled flooring complements the decoration and there is a coved ceiling plus dado rail. Rear obscure uPVC window, radiator plus floor to ceiling airing cupboard. Shaver point.

**Bedroom One.** - 12' 0" x 11' 0" (3.65m x 3.35m)

A recently recarpeted and well proportioned double bedroom which has a uPVC front window looking on to the grounds. Recessed, there are two double and a single floor to ceiling wardrobe and these are excluded from the dimensions provided. Coved ceiling plus radiator.

**Bedroom Two.** - 11' 2" x 9' 5" (3.40m x 2.87m)

A second double bedroom with light oak style laminate flooring and front uPVC window. There is a triple width floor to ceiling wardrobe included in the dimensions provided. Coved ceiling plus radiator.





### **Lobby Style Cupboard.**

Here there are two doors dividing the main bungalow and the easterly quarters and in essence there is handy under stair storage and hanging space.

### **Second Hallway Area**

With a dual access point - one connecting the main bungalow and also there are double glazed French doors which offer external side access. The hallway is welcoming and laid with laminated flooring. There is a coved ceiling plus radiator. Matching doors give access to the very spacious living room (bedroom 5), double bedroom (bedroom 4) and utility. There is also a carpeted staircase with spindle balustrade leading up to the first floor.

### **Living Room.**

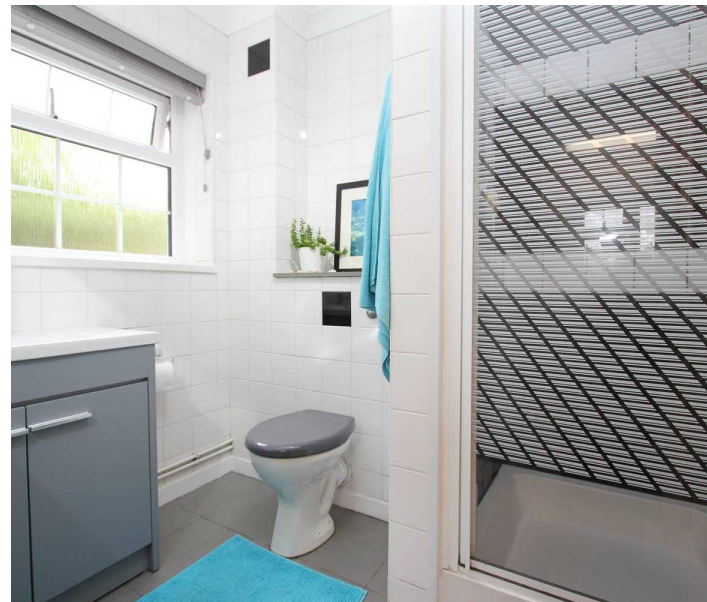
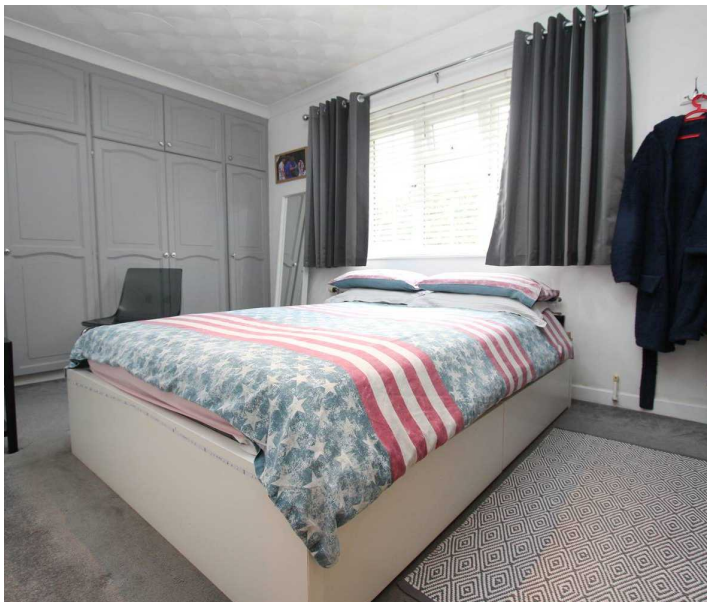
16' 5" x 14' 5" (5.00m x 4.39m)

A very spacious recarpeted reception room which has front bow shaped uPVC window with a deep sill. Radiator and coving.

### **Bedroom Four**

12' 9" x 9' 1" (3.88m x 2.77m)

A recarpeted double bedroom with a full range of floor to ceiling wardrobes at either end of the room excluded from dimensions provided. There is a coved ceiling, radiator and side uPVC windows.



### **Utility Room**

15' 7" x 7' 0" (4.75m x 2.13m)

Light and airy there is a good range of matching eye level and base units in white with silver effect trim. There are side and rear uPVC windows looking onto the rear section of the gardens. There is a stainless steel sink unit, general storage space and a coved ceiling. A wall mounted Worcester combi boiler fires the central heating for the easterly quarters of the property. Recently re-laid cushioned vinyl flooring. Open door access leads to a rear lobby and then to the shower room/WC.



**Lobby.** With a cushioned vinyl flooring and with a fully glazed double glazed door giving access to the rear garden. Coving. Door to the shower room/WC.

**Shower Room/WC.** - 6' 11" x 5' 11" (2.11m x 1.80m)  
With a ceramic tiled flooring and white suite comprising WC with concealed cistern, refitted basin with vanity cupboards under and fully re-tiled shower cubicle. There is an obscure uPVC rear window, fully ceramic tiled walls, splash backs and sill plus radiator, shaver point and coving.

**Landing.** Carpeted matching the staircase, the landing has doors giving access to a bedroom, walk-in storage cupboard/wardrobe and also to a handy walk-in loft space.

**Loft Space.** A walk-in loft space with pitched roof handy for storage of suit cases, Christmas decorations etc.

**Walk-in Wardrobe/Storage Room.** - 6' 9" x 6' 5" (2.06m x 1.95m)  
A really handy carpeted 'room' with hanging rail and corner shelving.

**Bedroom Three** - 15' 10" x 9' 2" (4.82m x 2.79m)  
With partially restricted headroom this carpeted bedroom can take a double bed as required. It has a Velux double glazed side window, radiator and door accessing the en-suite cloakroom/WC. Currently used as a home office.

**En-Suite Cloakroom/WC.** - 9' 2" x 7' 1" (2.79m x 2.16m)  
With a cushioned vinyl flooring and a white suite comprising close coupled WC and pedestal basin with tiled surround. There is a radiator, eaves style storage cupboards plus two windows - one a Velux double glazed side window and the other a feature port hole style single glazed circular rear window. Potential here to modify it to a shower room/wet room if required.





**Front Garden** - Primarily laid to a good expanse of lawn with plants, shrubs and trees, this then opens into the side and rear garden areas. There are three entrance points - the central one being a flagstone stepped path leading to the front entrance and this bisects to further pathways leading to the left and right side respectively. A wooden cabin has been erected here and this has a stable door and power and lighting.

**Rear Garden** - These areas are primarily laid to well kept lawn and bordered by well maintained hedgerow and timber fencing. They really do enjoy an excellent degree of privacy and sweep to the rear of the property with further trees and high block wall boundary. Centrally there is a slabbed sun patio enjoying a westerly aspect and this adjoins a slightly raised but level sun deck with raised planted flower beds and terrace style fencing plus spindle balustrade division. Outside tap plus various lights and a concrete perimeter walkway feeds around the property. Recycling galvanised shed to remain.

**Garden** - 157' 10" x 143' 11" (48.12m x 43.86m) - These measurements are the lengths and widths of the whole plot which equate to just over half an acre.

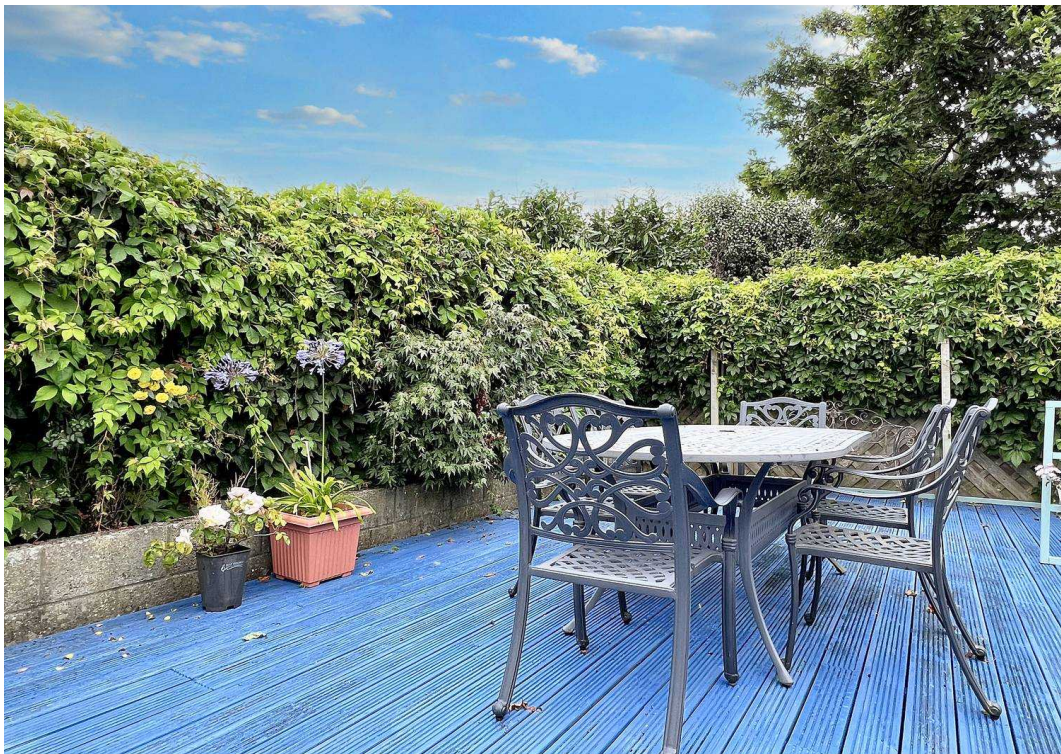


**Double garage** - 22' 5" x 18' 6" (6.83m x 5.63m). Of block construction and with a pitched roof with handy storage into the rafters. Power and lighting is provided.

**Driveway** - 6 Parking Spaces - Approached via a shared private drive and then through galvanised metal gates there is a 'drive in drive out' circular drive which in turn leads to a detached double garage. There is a central planted feature and there are various access points leading off to the many areas of garden with it's shrubs, plants, trees and so on.



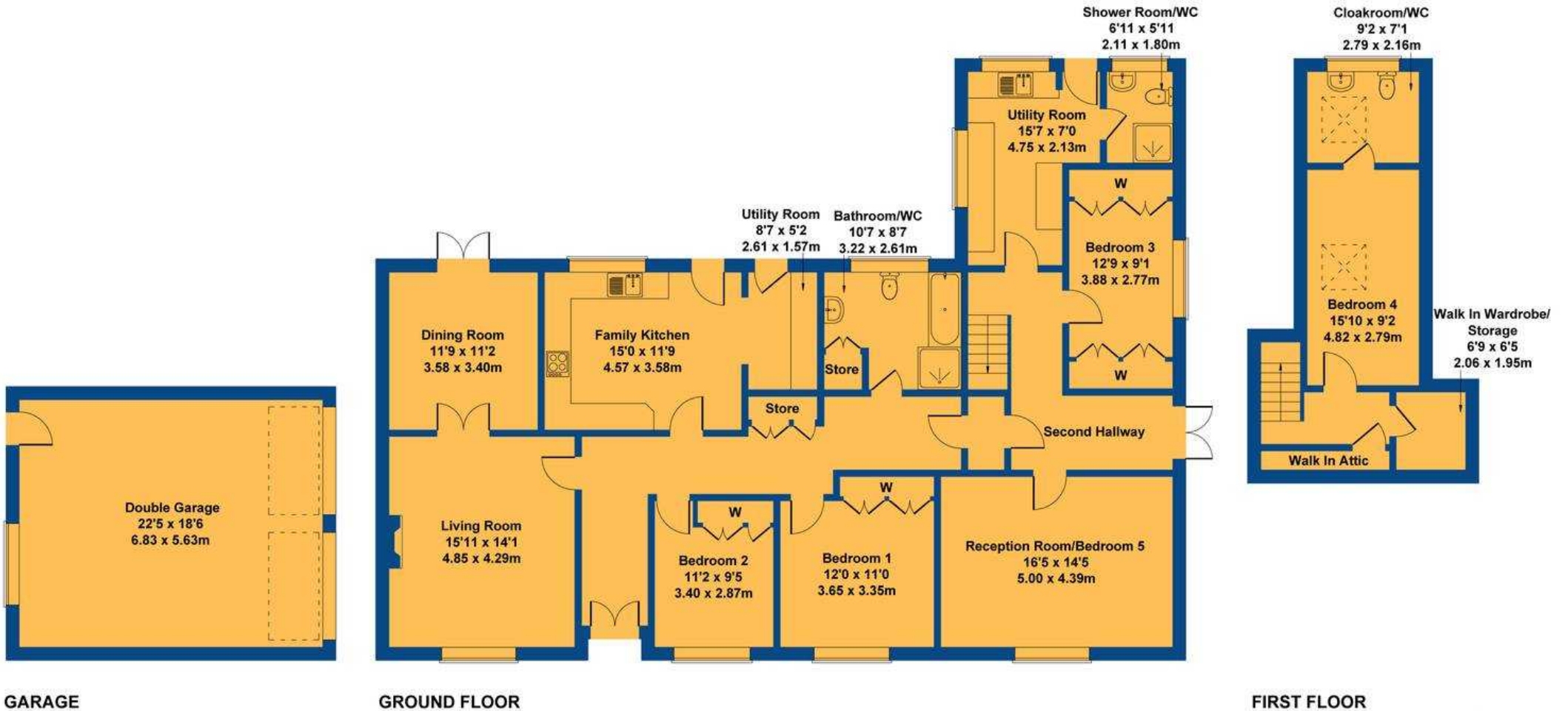






# West Paddock

Approximate Gross Internal Area  
2562 sq ft - 238 sq m



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



## Chris Davies Estate Agents

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