







## 16 Mayflower Way

Rhoose

Attractive 4-bed detached home with upgraded interior, 2 reception rooms, spacious kitchen, 4 bedrooms, modern baths, and inviting garden. Ideal for families, located in a charming Village with amenities and coastal walks. Embrace comfort and create lasting memories in this delightful haven. New boiler fitted in November 2023.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFULLY IMPROVED DETACHED HOME
- 4 BEDROOMS AND 2 RECEPTION ROOMS
- SUPER KITCHEN PLUS UTILITY & CLOAKS/WC
- BATHROOM AND EN-SUITE SHOWER ROOM
- GAS CH; UPVC; DOUBLE DRIVE & GARAGE
- SUPERB ENCLOSED FAMILY REAR GARDEN
- EPC RATING OF D65







### Entrance Hall

Accessed via composite door with glazed panels and matching side glass. Attractive oak style flooring whilst a carpeted staircase leads to the first floor, Matching panelled doors lead to the living room, kitchen and handy under stair storage cupboard. Radiator and coving.

### Cloakroom/WC

4' 8" x 4' 0" (1.42m x 1.22m)

With a white WC and wall hung basin. Column style radiator and side opaque window. Ceramic tiled walls, floor, splashbacks and sill.

### Living Room

16' 6" x 10' 7" (5.03m x 3.22m)

A great size carpeted room with front window, radiator and focal point of traditional fire surround with marble back and hearth and electric fire inset. Coving and two wall lights. Glazed double doors lead to the dining room.

### Dining Room

9' 11" x 9' 0" (3.02m x 2.74m)

A carpeted room with radiator, coving and French uPVC doors leading to the garden. Panelled door to the kitchen.

### Kitchen

12' 4" x 10' 0" (3.76m x 3.05m)

Beautifully refitted with a comprehensive range of white units complemented by natural wood style worktops which have a 1.5 bowl sink inset. Integrated appliances include a 4 ring gas hob, electric oven and cooker hood. Further dishwasher, microwave, fridge and freezer. Striking ceramic tiled floor and tiled splashbacks with matching sill and rear window. Smooth ceiling, radiator and panelled doors to the hall and utility room.







### Utility Room

6' 1" x 4' 11" (1.85m x 1.50m)

With a ceramic tiled flooring and further storage cupboards and worktop space. Secondary stainless steel sink unit. Wall mounted boiler firing the gas central heating, uPVC side door (opaque) and panelled door to the cloakroom/WC. Slot in space for appliances as required. Fuse-box.

### Landing

Carpeted and with panelled doors to the 4 bedrooms, bathroom and airing cupboard. Loft hatch.

### Bedroom One

15' 10" x 11' 3" (4.82m x 3.43m)

A large carpeted double bedroom with front window and a sea glimpse! Fitted single and double wardrobes plus panelled door to the en-suite. Radiator.

### En-Suite

6' 11" x 5' 7" (2.11m x 1.70m)

An L shape and with an immaculate white suite comprising WC, pedestal basin and single fully tiled shower cubicle. Opaque front window. Column style radiator and extractor. Ceramic tiled walls, floor, splash-backs and sill. Cosmetics cabinet with adjacent mirror and spotlights.



### Bedroom Two

14' 2" x 8' 2" (4.31m x 2.49m)

A generous carpeted double bedroom with front window with sea glimpse. Radiator and double wardrobe.

### Bedroom Three

11' 1" x 8' 1" (3.38m x 2.46m)

A generous carpeted double bedroom with rear window. Radiator and double wardrobe.





#### **Bedroom Four**

11' 4" x 7' 6" (3.45m x 2.28m)

A generous carpeted bedroom with rear window. Radiator. Capable of taking a double bed if required.

#### **Family Bathroom/WC/Shower**

7' 5" x 5' 9" (2.26m x 1.75m)

In pristine condition and with a white suite including WC, basin and bath with glass screen and mixer shower over. Opaque rear window with tiled sill. Ceramic tiled flooring and splashbacks. Chrome heated towel radiator and extractor. Mirror fronted cosmetic cabinet with light.

#### **Front Garden**

Laid to lawn and with pretty planted borders with shrubs. A path leads to the front door and the side.

#### **Rear Garden**

33' 12" x 31' 12" (10.36m x 9.75m)

A beautifully tended enclosed garden which has an area of patio with adjacent Cotswold stone chippings. Further lawn and planted borders with an array of shrubs and plants. Enclosed by well kept fencing. Garden shed and summer house to remain.

#### **GARAGE**

Single Garage

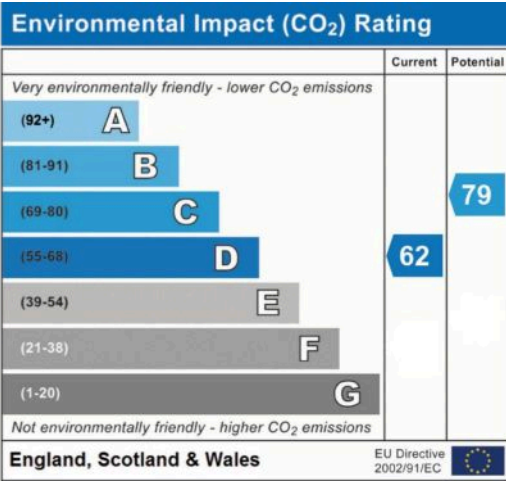
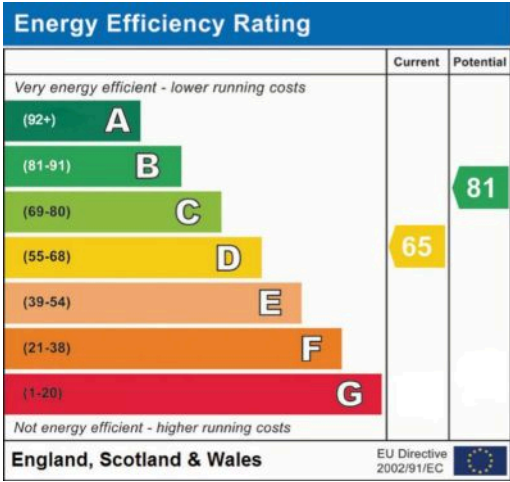
Dimensions: 16' 11" x 8' 7" (5.15m x 2.61m). Accessed via up and over door and with power and lighting provided.

#### **DRIVEWAY**

2 Parking Spaces

Providing side by side space for two vehicles. Leading to the garage.

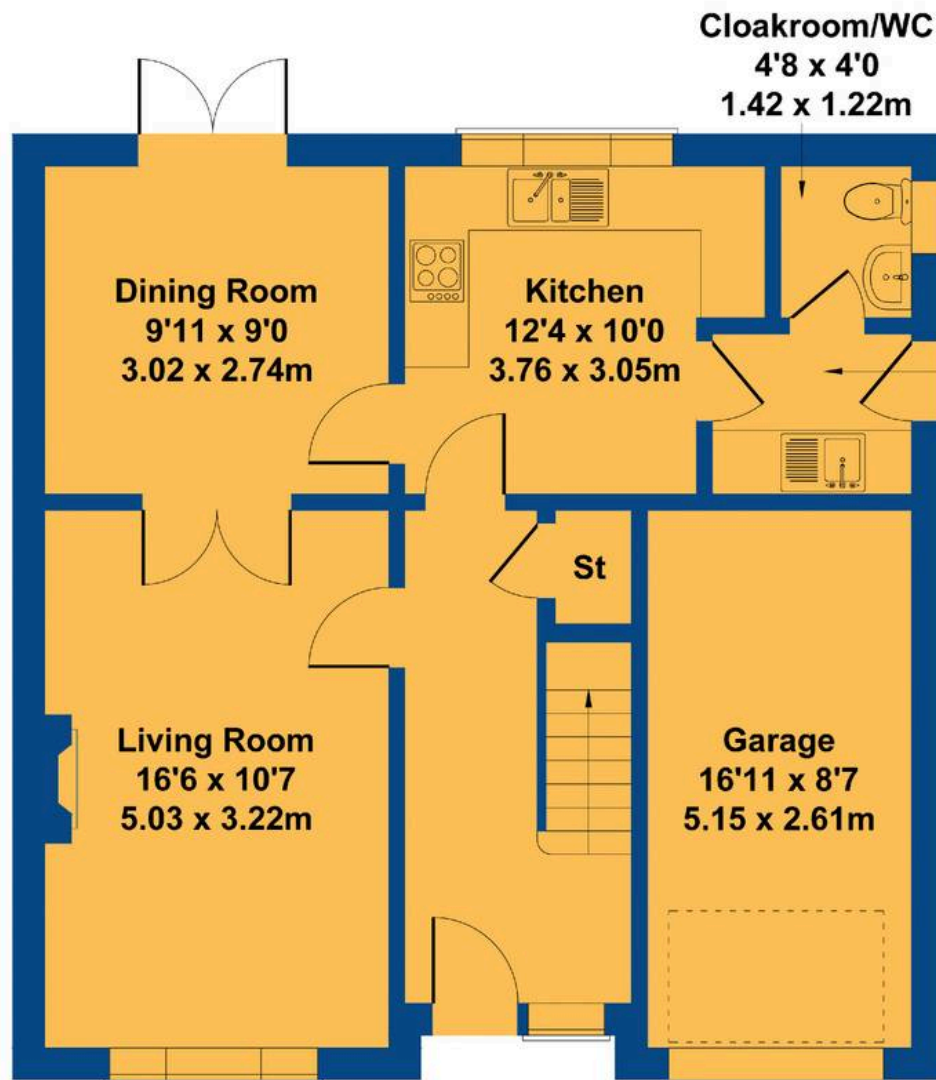




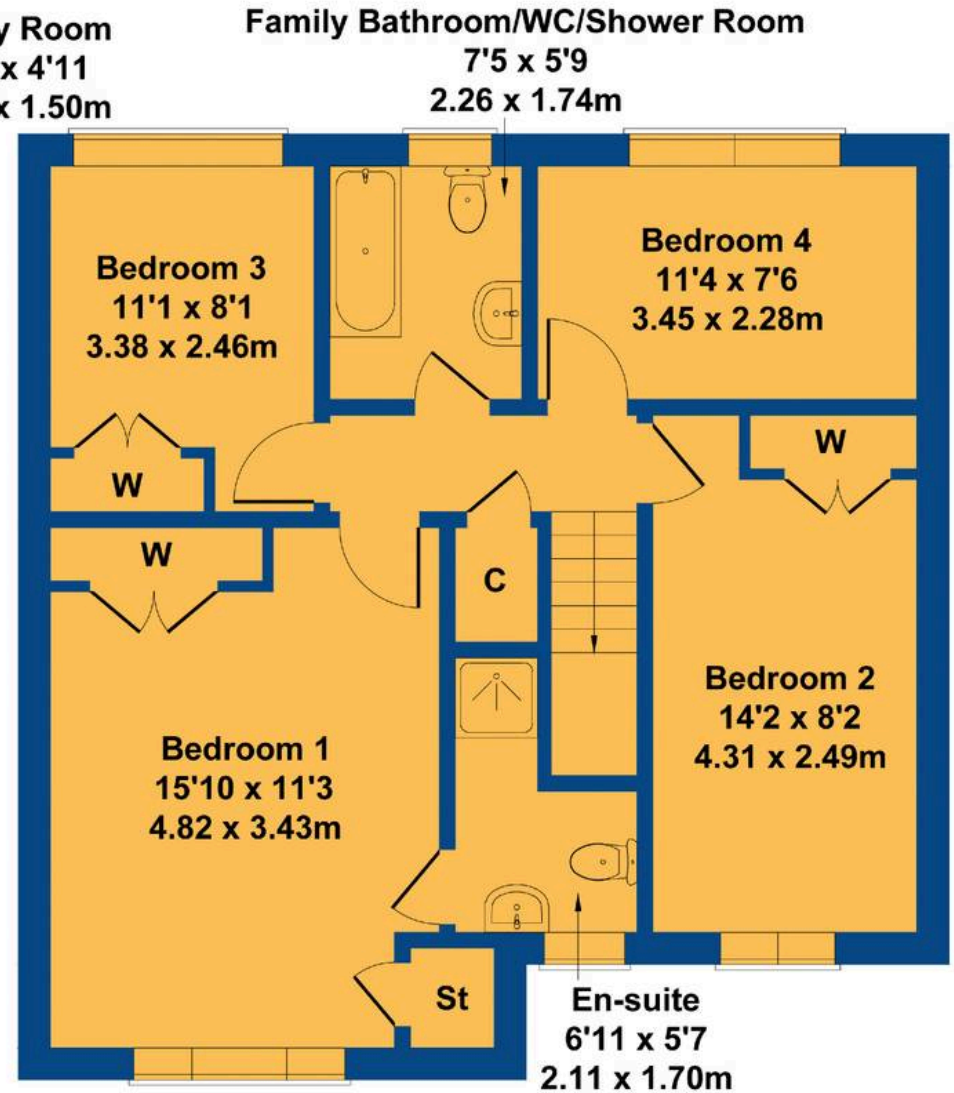


# 16 Mayflower Way

Approximate Gross Internal Area  
1389 sq ft - 129 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



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