







## 5 Church Road

Rhose

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BEAUTIFUL DETACHED BUNGALOW!
- HIDDEN AWAY BUT STILL CENTRAL RHOOSE VILLAGE
- GLORIOUS LIVING ROOM WITH BI-FOLD DOORS
- STYLISH MODERN KITCHEN WITH APPLIANCES
- 3 BEDROOMS; SEPARATE COSY SITTING ROOM
- IMMACULATE FAMILY BATHROOM/WC/SHOWER
- VERY PRIVATE ENCLOSED REAR GARDEN
- LARGE SHED WITH POWER AND LIGHTING
- FRONT GARDEN (PLANS FOR DRIVEWAY CONVERSION)
- NEW GCH BOILER 2022; UPVC; EPC RATING OF D65







### Entrance Hall

Accessed via composite door with obscure glazing, the hall has a laminate floor. Internal door leading to the main living accommodation.

### Living Area

17' 11" x 9' 6" (5.46m x 2.90m)

Accessed from the hall, initially there is a further door leading to the utility room and the room opens to the living room, which in turn leads to the kitchen. The living room has a laminate flooring and focal point of bi-folding doors giving access to the completely enclosed and private rear garden. There are two roof voids to encourage natural light plus 12 inset ceiling lights. Ornate style radiator.

### Kitchen

11' 8" x 9' 1" x (3.56m x 2.77m)

Comprehensively appointed with a range of striking black units which are complemented by Quartz worktops, with stainless steel sink unit inset and mixer tap over. Integrated 4 ring induction hob, electric oven under and cooker hood over. Further integrated refrigerator. The units are complemented by stylish tiled splash back areas. Recessed, is an Oak stair case which leads to the first floor and an inner hall area off the kitchen has further Oak panel doors leading to the two bedrooms and separate sitting room and finally bathroom WC. Obscure uPVC door to side. Contemporary radiator.

### Utility Room

5' 9" x 5' 7" (1.75m x 1.70m)

A really functional utility/pantry which has an obscure side window and clear rear window. There is a laminate flooring and plumbing for washing machine. Additionally, there is great storage for recycling receptacles and other appliances.







### **Sitting Room**

12' 2" x 10' 9" (3.71m x 3.28m)

Carpeted, this cosy reception room has front uPVC window, electric fire with rustic fire surround and radiator.

### **Bedroom Two**

10' 8" x 8' 11" (3.25m x 2.72m)

Carpeted double bedroom with front uPVC window and radiator.

### **Bedroom Three / Office**

7' 6" x 6' 2" (2.29m x 1.88m)

Carpeted room which can be used as an office. Side uPVC window and radiator. Obscure window.

### **Bathroom WC**

7' 9" x 5' 2" (2.36m x 1.57m)

Waterproof laminate flooring, this superb bathroom suite is in white and comprises WC with concealed cistern, wash basin with vanity cupboards under and then bath with mixer tap and electric shower over - and glass screen. Ceramic tiled splash backs, mirror fronted cabinet, extractor and obscure window.

### **Landing**

Side uPVC window and solid Oak fire door leads to the main bedroom.



### **Bedroom One**

17' 2" x 11' 10" (5.23m x 3.61m)

Dimensions are taken at waist level. This large main bedroom has a side uPVC window and rear Velux window. Three sets of eaves style drawers plus a further storage cupboards. Full height wardrobe and a final cupboard which houses the boiler (installed in 2022 and serviced annually).





## REAR GARDEN

31' 12" x 25' 12" (9.75m x 7.92m)

Fully enclosed and enjoying excellent privacy, the garden has an initial patio and seating area which benefits from a covered area with power points, recessed lights, and ideal for outside living. Railway sleeper border leads to a good size lawn with fencing and well maintained hedges. Large garden shed to rear with power and lighting. Side access via pedestrian gate leads to the front.

## FRONT GARDEN

Laid to lawn.

## ON STREET

Parking is available ON STREET (but plans are passed for a twin car hardstand if the new owners so require and at their cost)











## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

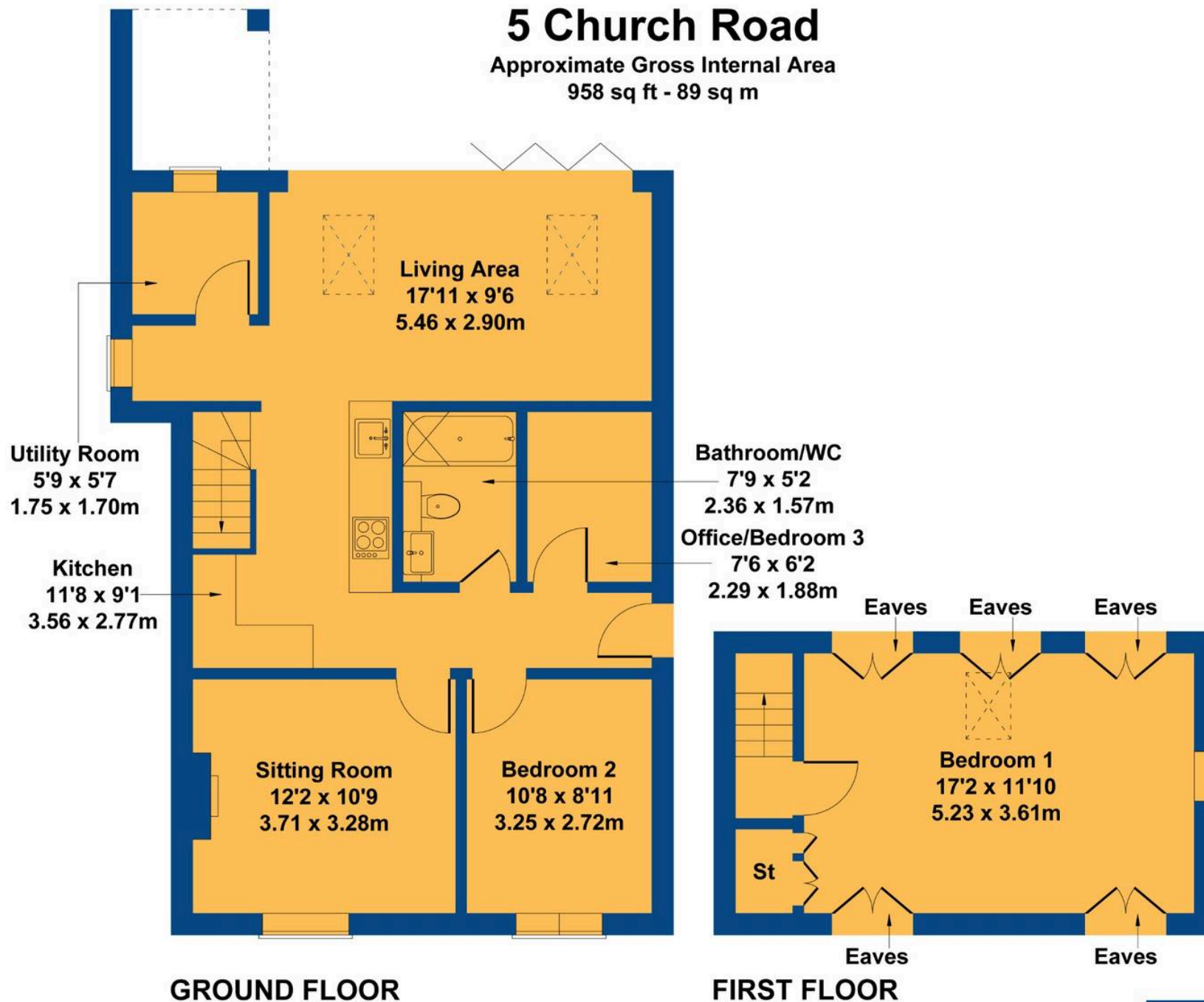
England, Scotland & Wales

EU Directive  
2002/91/EC



# 5 Church Road

Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025  
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