







# 101 Fonmon Park Road

Rhose

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXTENDED 4 BEDROOM DETACHED
- TWO AREAS OF REAR GARDEN
- FRONT GARDEN/DRIVE FOR 4 CARS; GARAGE
- LARGE LOUNGE, SEPARATE SITTING ROOM
- FRONT TO BACK KITCHEN/DINING ROOM
- LOVELY FAMILY BATHROOM; G. FLR CLOAKS/WC
- GAS CENTRAL HEATING AND UPVC WINDOWS
- HEAD OF A CUL DE SAC
- GENEROUS EPC RATING OF C75
- BACKING OPEN FARMLAND (COULD BE BUILT ON)







### **Hallway**

Accessed via a uPVC door and with a laminated flooring. A non-carpeted staircase leads to the first floor. Panelled doors lead to the cloakroom/WC, living room and open door access leads to the kitchen. Radiator and smooth cover ceiling.

### **Cloakroom WC**

5' 9" x 2' 7" (1.75m x 0.79m)

With a patterned tile flooring and white suite comprising a WC and basin with vanity cupboard under. Front obscure glazed window and smooth cover ceiling.

### **Living Room**

17' 1" x 15' 7" (5.21m x 4.75m)

A spacious room with windows to the front and rear. Tiled flooring, two radiators and smooth cover ceiling. Focal point of a marble fireplace with coal effect gas fire inset.

### **Kitchen Dining Room**

15' 5" x 11' 4" (4.70m x 3.45m)

An open plan social kitchen with space for table and chairs. Radiator. The kitchen is fitted with modern shaker style units and are complemented by modern worktops which have a stainless steel sink unit inset with mixer tap over. Space for appliances and 7 ring gas hob with double oven grill and plate drawer to remain. Front and rear windows, radiator and panelled doors lead to a handy understair cupboard which has space for fridge freezer and general storage. Smooth coved ceiling with 6 recessed spotlights. Open door access to the sitting room extension.

### **Sitting room**

14' 8" x 7' 10" (4.47m x 2.39m)

A second reception room which has a laminated flooring, front and rear windows plus sliding patio doors leading to the rear garden. Radiator and smooth coved ceiling.





### **Landing**

With panelled doors leading to the 4 bedrooms and bathroom.

### **Bedroom One**

14' 1" x 8' 9" (4.29m x 2.67m)

A carpeted double bedroom with rear window and smooth cover ceiling with 5 recessed spotlights. Radiator. Fitted furniture comprising wardrobes and over bed fitments.

### **Bedroom Two**

11' 5" x 8' 10" (3.48m x 2.69m)

A double bedroom with laminated flooring, front window, radiator and fitted bedroom furniture to remain. Smooth ceiling with three recessed spotlights.

### **Bedroom Three**

14' 1" x 6' 5" (4.29m x 1.96m)

A carpeted bedroom that currently takes a double bed. Fitted furniture will remain and there is a radiator and front window.

### **Bedroom Four**

8' 6" x 6' 3" (2.59m x 1.91m)

A single bedroom with laminated flooring, radiator and rear window.

### **Bathroom WC**

6' 5" x 5' 10" (1.96m x 1.78m)

In lovely condition and comprising a WC with concealed cistern, circular basin with vanity cupboard under and corner style bath with thermostatic shower over and curved shower rail. Obscure glazed front window, modern tiled effect vinyl flooring and ceramic tiled splashbacks, and walls. Chrome ladder style radiator and mirror with lighting. Extractor.







## REAR GARDEN

In two separate areas. One has an initial patio, lawn and metal shed (with power) to remain. Double gates return to the front. The second part is also lawned and has a corner deck with pergola. The gardens abut open farm land and enjoy wonderful rolling views.

## FRONT GARDEN

Laid mainly to stone chippings and providing off road parking facilities. Dwarf walled boundary and gates lead to the rear garden.

## DRIVEWAY

4 Parking Spaces

As per the front garden. Offering parking for up to 4 cars as required.

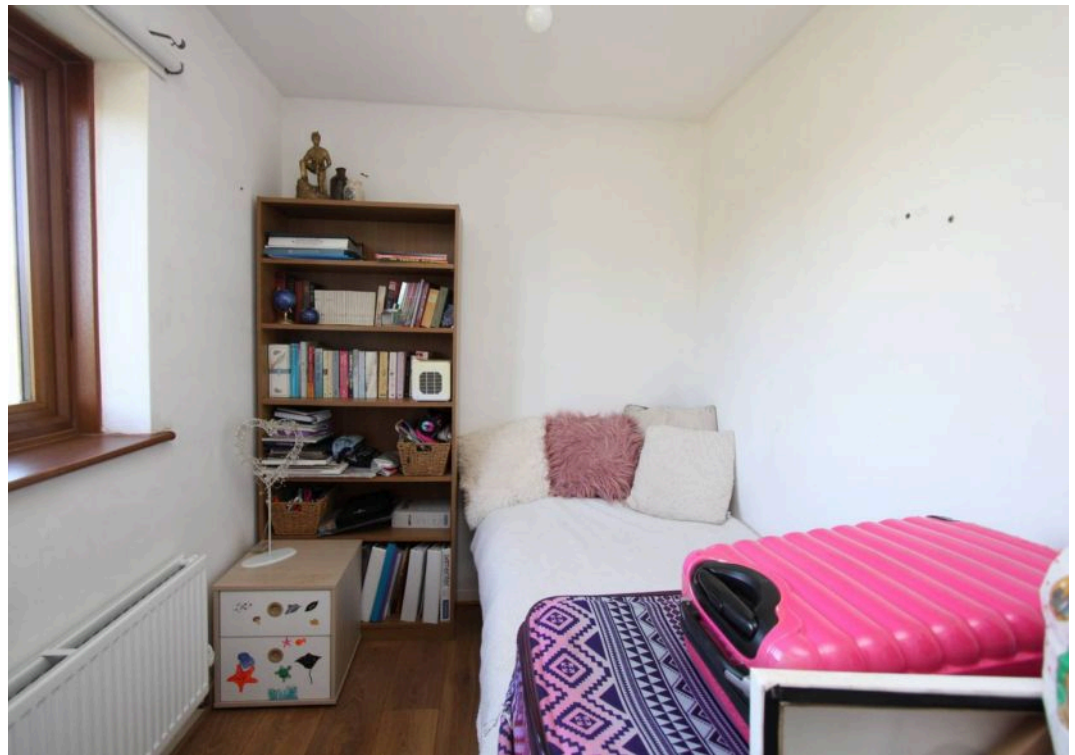
## GARAGE

Single Garage

A single garage accessed via up and over door. Electric is provided.

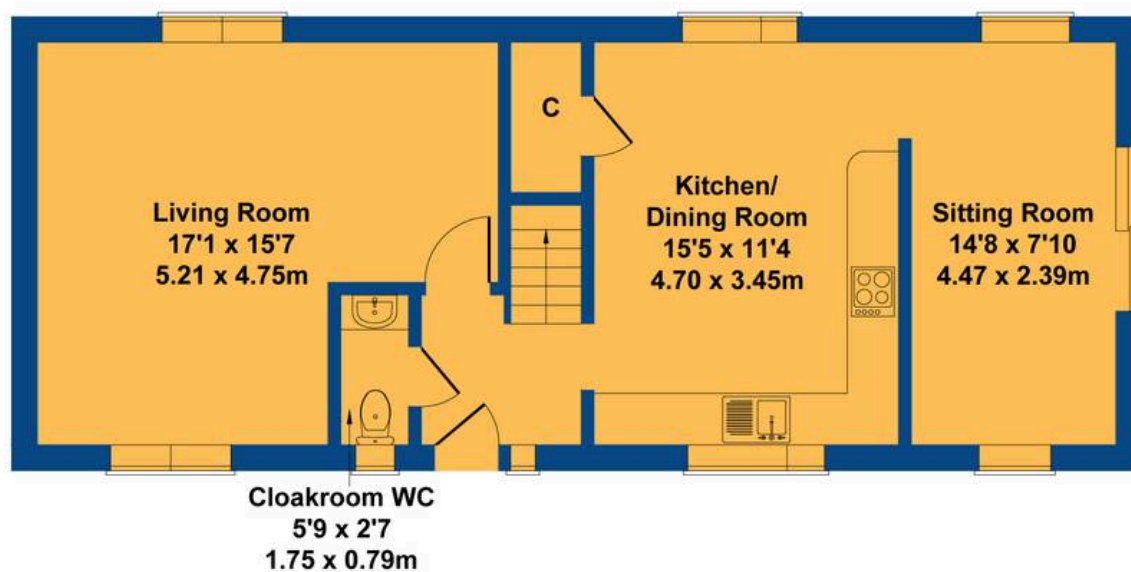




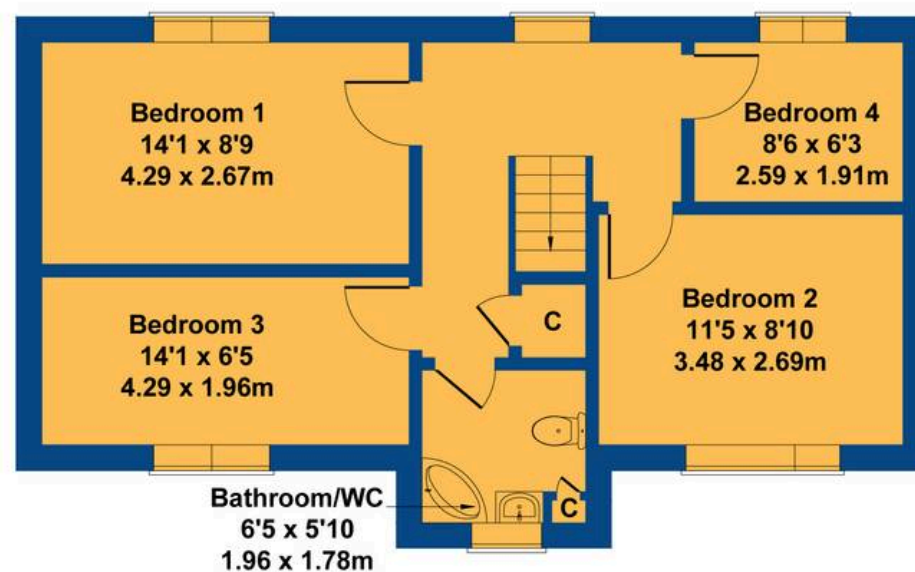


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Approximate Gross Internal Area  
1163 sq ft - 108 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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