





36 Matthew Road

Rhose

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM DETACHED BUNGALOW
- MODERN KITCHEN & SHOWER ROOM
- CONSERVATORY EXTENSION
- DRIVE AND GARAGE WITH (POWER)
- GENEROUS SIZE REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING OF D66
- NO ONWARD CHAIN





Entrance Hall

Accessed via covered external area which leads to the rear garden and then through a translucent uPVC door. Period block flooring and matching panelled doors give access to the living room, three bedrooms, kitchen and shower room WC, whilst further doors access handy storage cupboards. Radiator. Coving. Drop down loft hatch gives access to a fully boarded and fully insulated large loft area which offers potential for conversion (subject to legislation).

Living Room

17' 1" x 13' 6" (5.20m x 4.11m)

A large bright and airy room with feature block flooring. uPVC windows and sliding door gives access to the front. Smooth coved ceiling, radiator and inset coal effect gas fire with tiled hearth.

Kitchen

11' 9" x 10' 7" (3.58m x 3.22m)

With a tiled floor, the kitchen is fitted with matching eye level and base units in white and are complemented by modern work tops which have a stainless steel sink unit. Front uPVC window and coved ceiling with spotlights. Integrated freestanding double oven with grill and 4 ring electric hob. There is also a side uPVC window and a wall mounted combi boiler. Space for washing machine.



Wet Room / WC

6' 6" x 5' 6" (1.98m x 1.68m)

With a modern white suite comprising WC and wash basin with vanity cupboard under and above, walk in shower cubicle with adjustable height electric shower. Easy wipe floor covering. Fully ceramic tiled walls and splash backs plus translucent uPVC side window. Chrome heated towel rail.



Conservatory

12' 8" x 8' 2" (3.86m x 2.49m)

uPVC double glazed construction with patio door and tilt and turn sliding door leading to the rear garden. Polycarbonate roof. Two wall mounted radiators.

Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m)

With block flooring, rear uPVC window and radiator. Coved ceiling and recessed double wardrobe (excluded from dimensions provided).

Bedroom Two

10' 0" x 9' 7" (3.05m x 2.92m)

With period block flooring, coving and radiator. Sliding uPVC patio door gives access to the conservatory extension.

Bedroom Three

9' 10" x 7' 11" (2.99m x 2.41m)

With period block flooring, radiator and rear uPVC window looking onto the garden. Coved ceiling.





FRONT GARDEN

Laid to lawn with planted trees and borders. Paved access leads to the side and then into the rear garden.

REAR GARDEN

72' 11" x 44' 12" (22.23m x 13.71m)

A level rear garden with an initial slabbed patio. Two raised planters divide the patio and the main extent of the garden which is laid to lawn with a bi-secting pathway leading to a central small pond. Various planted sections with a vast array of shrubs, plants and trees. The garden is enclosed by fencing and wall and enjoys many fruit trees. Two green houses (will remain).

DRIVEWAY

3 Parking Spaces

Laid to concrete and providing off road parking for 3 vehicles and this leads to the garage. Secure gated pedestrian access leads to the rear garden.

GARAGE

Single Garage

Accessed via up and over door, the garage is block built and has power and lighting provided. Rear uPVC window and wooden pedestrian door which leads to the rear garden.



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