





64 Celtic Way

Rhose

Beautifully presented, extended and versatile detached home with flexible living space. Stunning bathrooms, private rear garden with patio areas and raised sleeper inserts. Large driveway for 4 cars. Perfect family home with indoor/outdoor versatility. Don't miss out, call to arrange a viewing!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FABULOUS DETACHED FAMILY HOME - EXTENDED
- 2 RECEPTIONS; SPACIOUS KITCHEN & UTILITY
- 4 BEDROOMS & DRESSING ROOM (OR 1ST FLOOR LOUNGE)
- OPTIONAL 5TH BEDROOM OR PLAYROOM (GROUND FLOOR)
- STUNNING BATHROOM PLUS EN SUITE
- PRIVATE ASPECT REAR GARDEN
- LARGE DRIVEWAY; CHANNEL VIEWS
- EPC RATING C72





Entrance Hall – Accessed via composite front door. A carpeted hall with decorative coving and modern anthracite radiator. Carpeted stairs with handrail leads to the first floor. Internal matching doors to WC cloaks and lounge. Wall mounted heating controls.

WC Cloaks – 4' 11" x 2' 10" (1.50m x 0.86m)
White WC with button flush and modern wash basin with cupboard storage under. Fully tiled walls and floor plus opaque window to front. Heated towel rail.

Living Room – 19' 9" x 13' 8" (6.02m x 4.17m)
Beautifully presented large, carpeted reception room with box bay feature window with fitted shutter blinds. Decorative coving and fire surround with inset gas fire. Archway opening to dining room. Contemporary radiator.

Dining Room – 11' 8" x 8' 7" (3.56m x 2.62m)
A versatile reception room with continuation of the decor from the living room plus sliding doors with fitted shutter blinds into the rear private garden. Large contemporary radiator.

Kitchen Breakfast Room – 18' 0" x 11' 5" (5.49m x 3.48m)
In two distinct areas, this modern kitchen has a wide range of eye level and base units with complementing Silestone work surfaces over and inset sink unit with mixer. Stand alone Rangemaster Professional Deluxe, dual fuel cooker comprising 5 ring gas hob, grill, double oven under with matching large cooker hood over and Silestone splash back. Integrated fridge and dishwasher plus breakfast bar area. Wood effect modern tiled floor and two contemporary radiators. Two uPVC windows plus door to the utility extension. Internal door to the playroom/5th bedroom. Handy under stair storage cupboard. Concealed wall mounted boiler firing the gas central heating.





Utility - 10' 2" x 9' 2" (3.10m x 2.79m)

A spacious utility with uPVC windows and door to rear garden. Plumbing and space for further appliances (appliances not remaining) Laminate floor. Inset ceiling lights.

Playroom / 5th Bedroom - 17' 6" x 8' 10" (5.33m x 2.69m)

A garage conversion that can be used as a living room or bedroom as required. The room is carpeted with large front aspect windows (fitted shutter blinds) and radiator. Inset ceiling lights.

Landing - Carpeted landing with loft hatch and airing cupboard. Further doors lead to the bathroom, four bedrooms (or three and sun lounge), plus dressing room.

Bedroom One - 10' 5" x 9' 11" (3.18m x 3.03m)

Measurements exclude depth of door recess. Double bedroom with laminate floor and front aspect window (fitted shutter blinds). Fitted wardrobes comprising a single and three doubles. Full opaque glazed door to en suite. Radiator.

En Suite - 7' 6" x 2' 9" (2.29m x 0.84m)

Fabulous modern en suite - wet room style with fully tiled walls and floor and fitted electric shower. White WC with button flush plus matching wash basin. Mirror, heated towel rail plus inset ceiling lights and opaque window with fitted shutter blinds.

Bedroom Two - 10' 6" x 8' 10" (3.20m x 2.69m)

Double bedroom with laminate floor and rear aspect window. Radiator. Fitted corner wardrobes.





Bedroom Three (or Sun Lounge) - 23' 0" x 9' 0" (7.01m x 2.74m)

This stunning room could be used for various family living including a first floor lounge with views or a bedroom. Carpeted, with under floor heating and of a great size the focal point is that of 4 column style feature windows offering Channel views plus a front and rear aspect window which floods this room in natural light. Inset ceiling lights.

Bedroom Four / Office - 10' 3" x 6' 4" (3.12m x 1.93m)

Carpeted bedroom with front aspect window, currently being used as an office. Radiator. Large over stair cupboard. (Option to convert back to a formal bedroom by removal of the desk surface and shelving).

Dressing Room - 8' 10" x 6' 4" (2.69m x 1.94m)

A carpeted room with rear aspect window offering Channel views. Radiator. Full height and width sliding front wardrobes. (nb option to convert to a single bedroom by removing the wardrobes)

Bathroom - 7' 1" x 6' 4" (2.17m x 1.93m)

Beautiful bathroom suite comprising shower cubicle, glass sliding doors and inset thermostatic shower, large wash basin and WC with button flush and concealed cistern. Fully tiled walls and floor. Heated towel rail. Mirror with spot lighting. Opaque window with fitted shutter blind. Tall fitted cosmetics cupboard and inset ceiling lights.





REAR GARDEN

A fully enclosed South Westerly garden enjoying great privacy and benefitting from a sunny aspect. Patio areas, plus raised railway sleeper inserts for shrubs and plants. Large potting shed (to remain) plus large bike shed (for 4/5 bikes). Outside tap and power points and gates either side to allow easy access to the side / front.

FRONT GARDEN

A level area with Cotswold stone chippings ideal for displaying potted plants etc, or perhaps further parking.

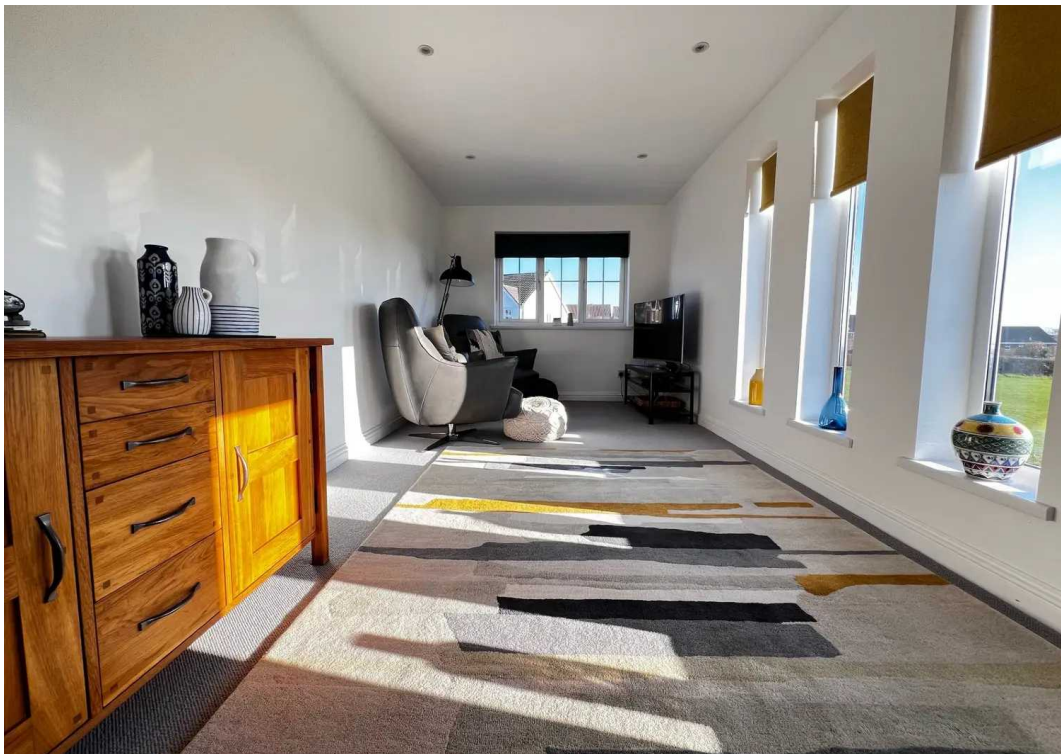
DRIVEWAY


4 Parking Spaces

A large driveway of interlocking bricks providing off road parking for multiple cars.



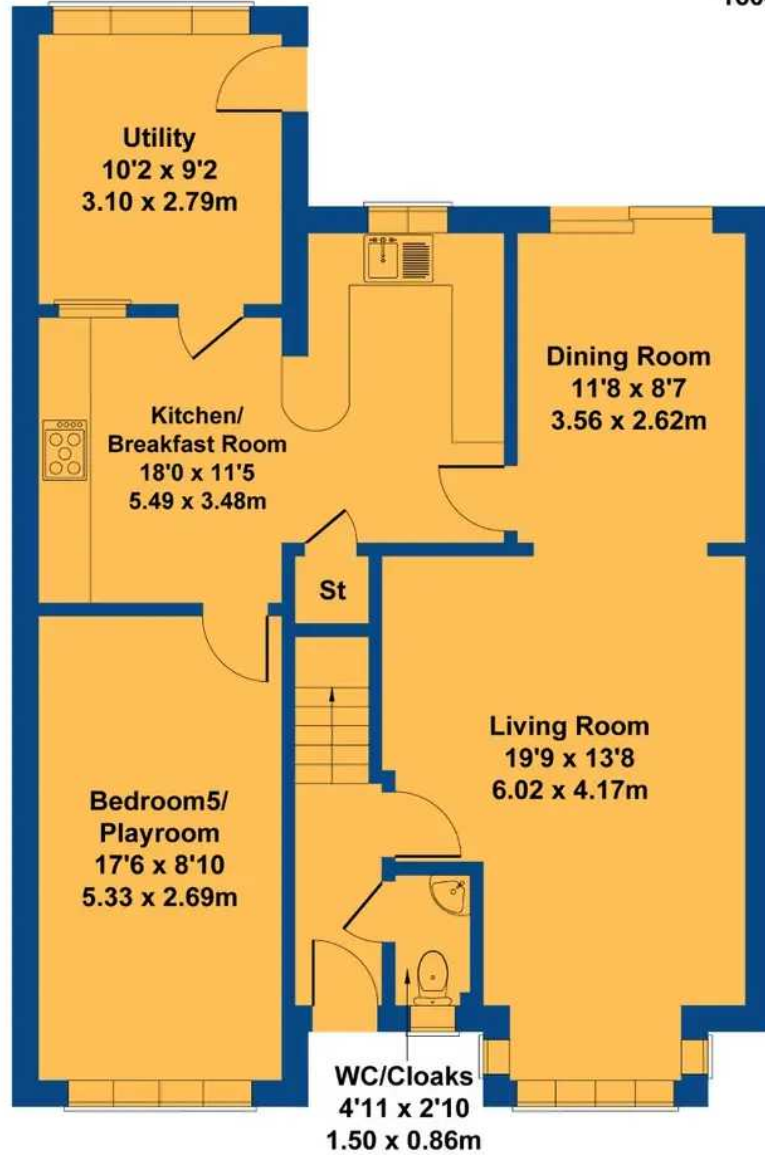




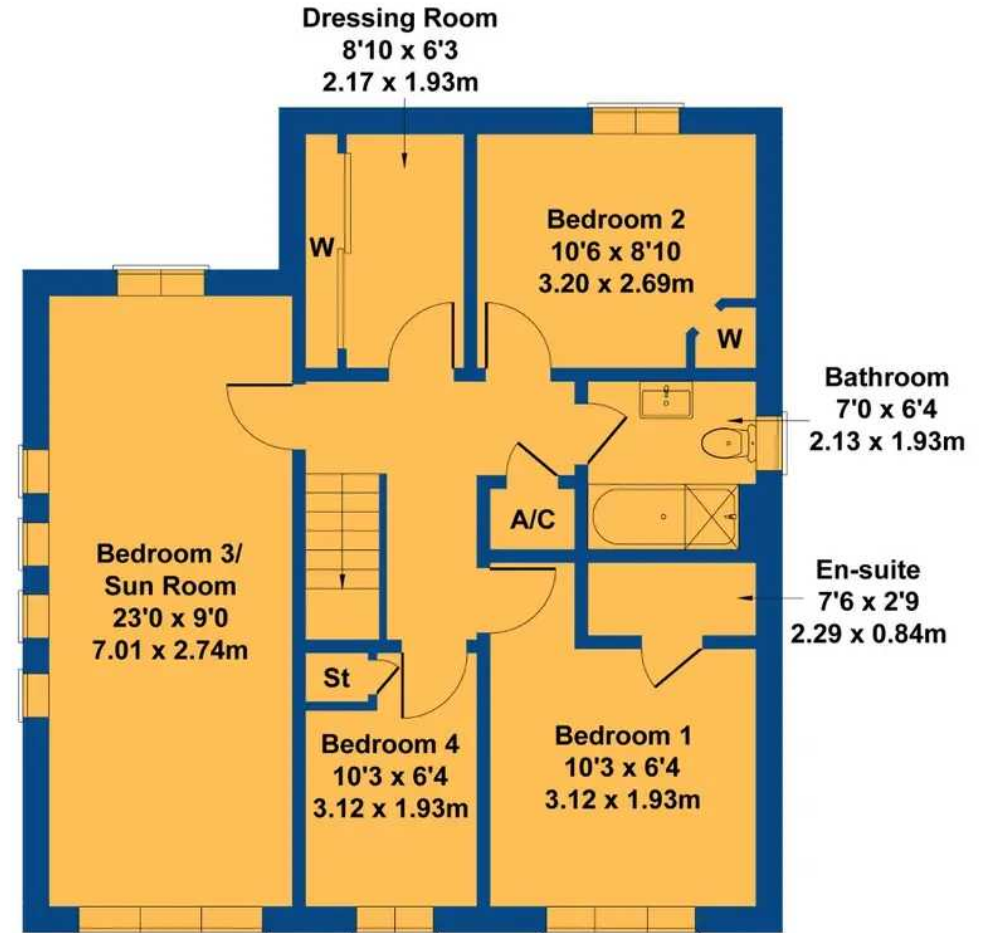
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Approximate Gross Internal Area
1604 sq ft - 149 sq m



GROUND FLOOR



FIRST FLOOR

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



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