





8 Picton Road

Rhosee

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- CLOAKROOM/WC, EN-SUITE & FAMILY BATHROOM
- SPACIOUS LIVING ROOM AND MODERN KITCHEN/DINER
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- EXTENDED WITH A PROPER LOFT CONVERSION
- GOOD SIZE ENCLOSED REAR GARDEN
- DRIVEWAY LEADING TO A SINGLE GARAGE
- EPC RATING OF C70
- SELECT CUL DE SAC LOCATION IN CENTRAL RHOOSE





Entrance Hallway

Accessed via a uPVC door, the hall has a ceramic tiled flooring, radiator and carpeted stairs. Panelled doors lead to the cloakroom/WC and living room.

Cloakroom/WC

5' 4" x 2' 11" (1.63m x 0.89m)

With a white suite comprising WC and basin with tiled splashback. Radiator fusebox and obscure front window.

Living Room

15' 1" x 14' 9" (4.60m x 4.50m)

A great size carpeted room with front window, door to the kitchen/diner and radiator.

Kitchen/Dining Room

14' 8" x 10' 2" (4.47m x 3.10m)

Initially with space for a dining table and chairs, radiator and with French style uPVC doors to the rear garden. The kitchen is fitted with a range of white eye level and base units plus natural wood style worktops. Integrated appliances include a 4 ring gas hob, electric oven and hood over. There is space for other appliances as required. Wall mounted boiler firing the gas central heating, ceramic tiled splashbacks and sill with rear window.

Landing

Carpeted matching the stairs and with white modern doors leading to the three bedrooms and family bathroom. A further staircase leads to the top floor suite. Separate storage/towel cupboard. Side window.

Bedroom One

11' 0" x 8' 4" (3.35m x 2.54m)

A carpeted double bedroom with front window and radiator.





Bedroom Two

12' 3" x 8' 0" (3.73m x 2.44m)

A carpeted double bedroom with rear window, radiator and recessed double wardrobe.

Bedroom Three

8' 10" x 6' 4" (2.69m x 1.93m)

A carpeted single bedroom with rear window and radiator.

Bathroom/WC/Shower

6' 0" x 5' 6" (1.83m x 1.68m)

A modern bathroom with a white suite comprising close coupled WC, pedestal basin and bath which has an electric shower and glass screen over. Obscure rear window, ceramic tiled splashbacks, flooring and walls. Extractor, mirror fronted cosmetics cabinet and chrome style ladder towel rail.

Bedroom Four

14' 4" x 12' 8" (4.37m x 3.86m)

Accessed via the stairs from the landing at first floor level, this large carpeted double bedroom does have limited headspace in part and a side window with some sea glimpses. Separate to dimensions given is a further area which is fine for storage/dressing and this in turn leads a handy cupboard and to the en-suite. Smooth ceiling with 3 recessed spotlights. Radiator.



En-Suite

5' 7" x 5' 3" (1.70m x 1.60m)

Fitted with a white suite comprising close coupled WC, pedestal basin and fully tiled shower cubicle (larger than average) with thermostatic shower inset. Velux window with rear aspect as shown. Chrome heated ladder style radiator and recess for cosmetics. Extractor and spotlight.

Garage

Accessed from the front via up and over door and with a uPVC pedestrian door to the rear garden. Power and lighting is provided.



REAR GARDEN

35' 12" x 23' 12" (10.97m x 7.32m)

A level rear garden bordered by fencing and comprising areas of patio and lawn. A recessed side area leads to the garage and garden shed.

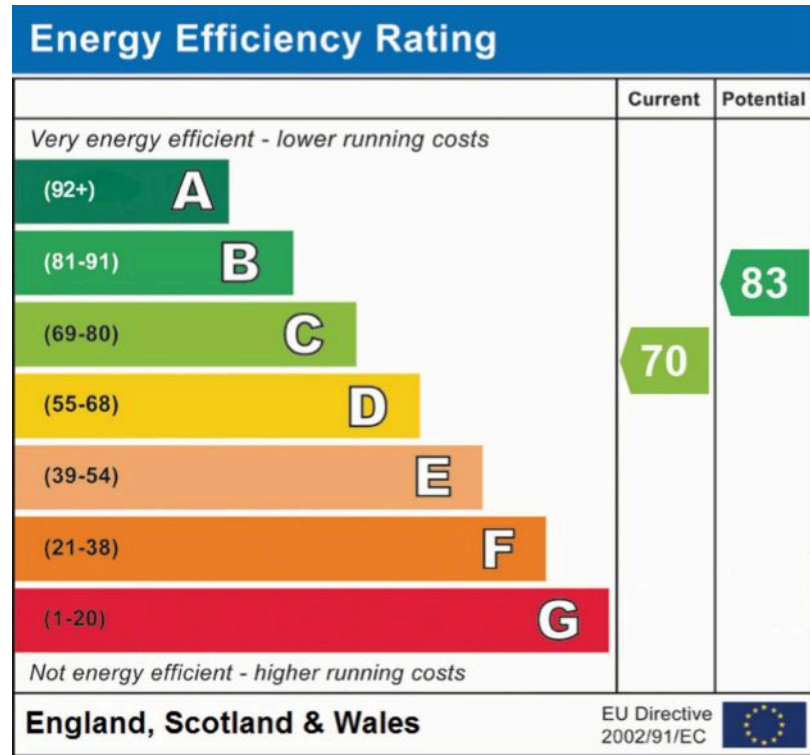
FRONT GARDEN

A front garden area which is laid to slate style chippings and a slabbed path leads to the front door.

GARAGE

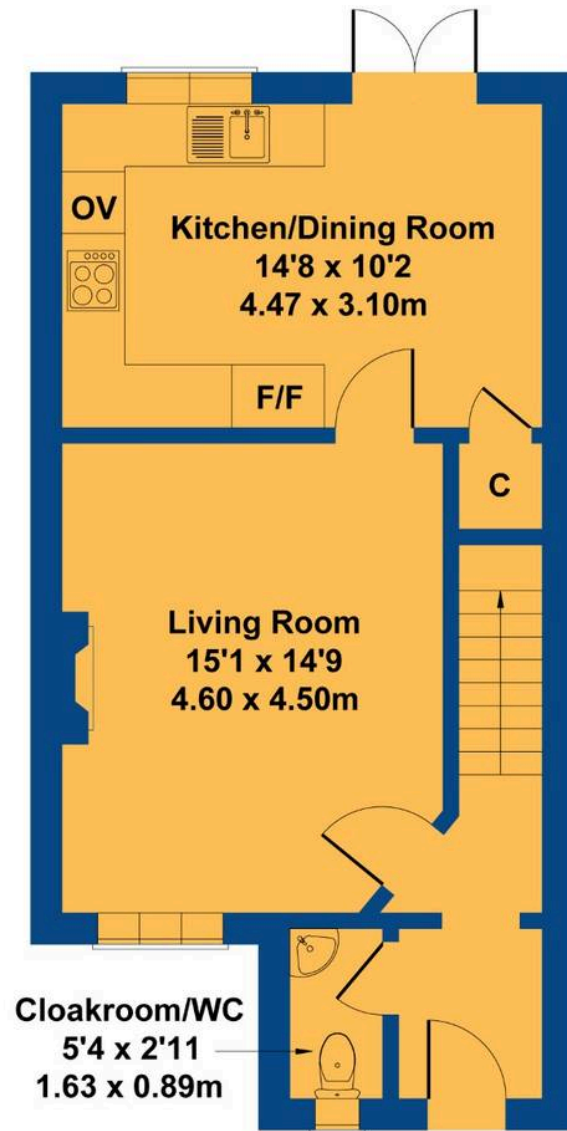
DRIVEWAY



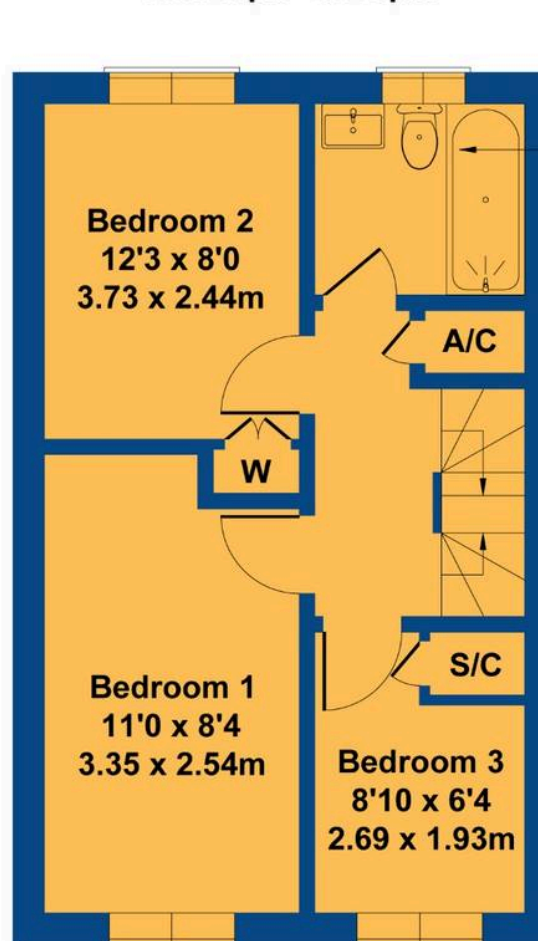


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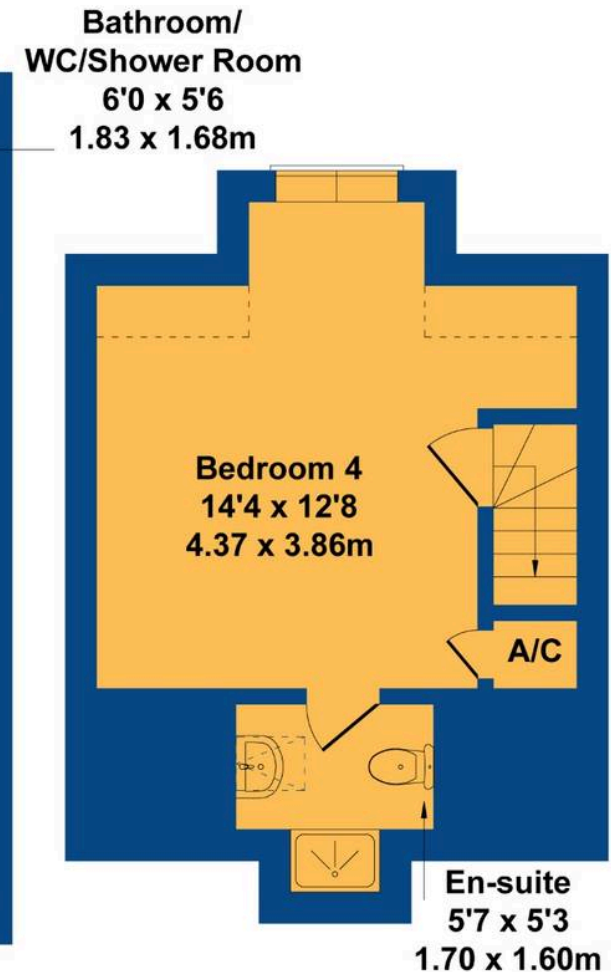
Approximate Gross Internal Area
1055 sq ft - 98 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



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