



23 Castle Road, Rhoose

£285,000 Freehold

IMMACULATE THREE BEDROOM SEMI DETACHED FAMILY HOME • FULLY ENCLOSED LANDSCAPED REAR GARDEN • GRAVEL DRIVEWAY ALLOWING PARKING FOR UP TO 4 VEHICLES • EPC RATING C71 • BEAUTIFULLY PRESENTED THROUGHOUT • CENTRAL VILLAGE LOCATION, WITH SHOPS AND TRAVEL LINKS WITHIN WALKING DISTANCE





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Step inside this stunning three bedroom semi detached house and you will instantly feel at home. The welcoming entrance hall leads you into a bright and spacious living area, perfect for relaxing with family or entertaining friends. The modern kitchen is thoughtfully designed, offering ample workspace and storage. Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard. This home is beautifully presented throughout and ready for you to move straight in, with stylish touches and a warm, inviting atmosphere in every room.

The outside space is just as impressive, featuring a fully enclosed landscaped rear garden that offers something for everyone. Enjoy alfresco dining on the slab patio, or relax on the level lawn bordered by mature planting within railway sleepers. The garden is secured with timber fencing and a side wooden gate that provides access to the generous gravel driveway at the front. Additional highlights include outdoor electrical sockets, a water tap, concealed storage area, and a versatile workshop or gym space with power and lighting

Council Tax band: TBD

Tenure: Freehold

EPI  Energy Rating: C

EPI  Impact Rating: C





Entrance Hallway

Accessed via an uPVC door with obscure glazed panels. Ceramic tiled flooring with carpeted stairs leading to the first floor. Front double glazed uPVC window. Radiator. Matching panelled doors leading to kitchen and living room/ diner. Handy concealed under stair storage cupboard.

Living Room/ Dining Room

22' 0" x 11' 4" (6.71m x 3.45m)

Laid with laminate flooring this spacious living room/ dining room is flooded with natural light. . With front double glazed uPVC bay window (excluded from dimensions) and rear French doors with windows to each side allowing access to the rear garden. Smooth coved ceilings, two radiators. There is a central hearth with sleeper over.

Kitchen

15' 5" x 8' 0" (4.71m x 2.45m)

With a continuation of the ceramic tiled flooring from the hallway, this stunning modern kitchen comprises of matching eye and base level units. Contrasting worktops with stainless steel sink unit inset and mixer tap over. Ceramic four ring job with electric oven and grill under with extractor hood over. Space for dishwasher, tumble dryer





and dishwasher under plus space for a freestanding fridge/freezer. Convenient breakfast bar. Ceramic tiled splashbacks and walls. Front facing uPVC window a plus rear uPVC window and rear half glazed uPVC door which allows access to the rear garden.

Landing

Carpeted landing with matching panel doors leading to bathroom, three bedrooms and storage cupboard. Side uPVC window and loft hatch with pull down ladder.

Bedroom One

10' 9" x 11' 7" (3.28m x 3.52m)

A stunning master bedroom, laid with carpet, triple mirrored sliding door wardrobes (excluded from measurements). Front window, radiator.

Bedroom Two

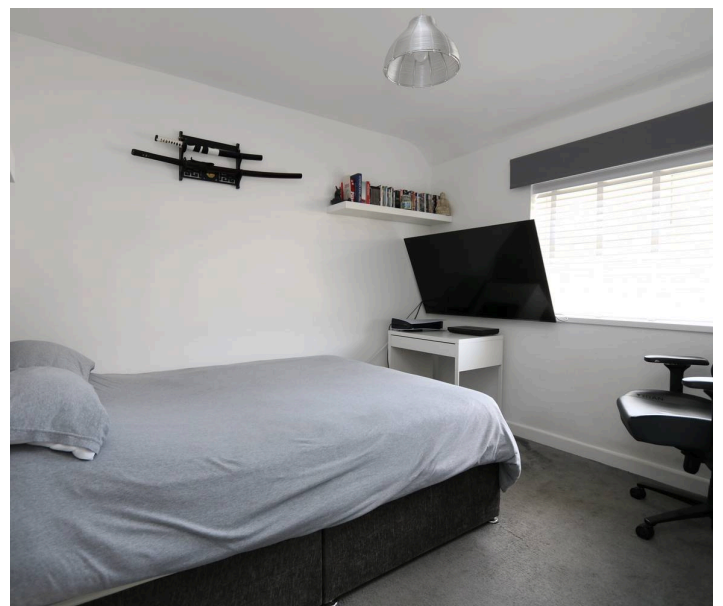
10' 3" x 10' 2" (3.12m x 3.10m)

A spacious double bedroom with carpeted flooring, radiator & rear uPVC double glazed window.

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.42m)

A generous single bedroom laid with laminate wood flooring, front facing uPVC window, radiator and handy over stairs built in shelved area.





Bathroom

8' 4" x 4' 8" (2.54m x 1.42m)

Immaculate bathroom comprising of close coupled WC, bath with thermostatic shower over with glass screen and sink with vanity drawers under. Wall mounted heated towel rail. All walls are covered with non-grout panels and has a strategically placed wall mounted mirror. Side and rear obscure glazed uPVC windows. Vinyl flooring.





REAR GARDEN



blackbear