

BOTHAM WILLIAMS
ESTATE AGENTS

12 MATTHEW ROAD

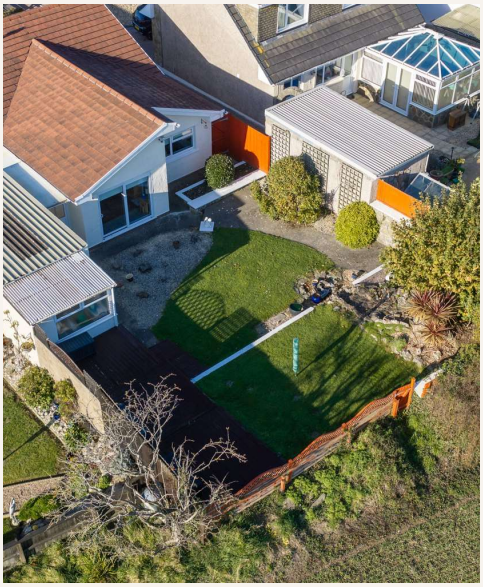
Rhoose

£388,500

4 BEDROOMS | DETACHED BUNGALOW | GARAGE

SPACIOUS, FLEXIBLE & BEAUTIFULLY UPDATED





- **Four-bedroom detached bungalow**
- **7.76m open-plan living/dining room**
- **New roof 2018 and boiler 2022**
- **Parking for around three vehicles**
- **Versatile single-storey accommodation**
- **Renovated bathroom completed 2023**
- **Detached garage and EV charger**
- **Garden with farmland outlook**

This impressive detached bungalow has been extensively improved and offers generous, highly adaptable accommodation suited to family life, downsizing or multigenerational living.

Engineered oak and LVT flooring flow through the home, while the flexible bedrooms and reception rooms allow the layout to be tailored to individual needs. Outside, the driveway, garage and peaceful garden complete a very practical home.

AN IMPRESSIVE OPEN-PLAN LIVING SPACE









LIVING / DINING ROOM | 7.76m x 3.73m

A wonderfully spacious open-plan room providing an excellent setting for relaxing and entertaining, with plenty of space for lounge furniture and a family dining table.

Engineered oak flooring flows throughout and is complemented by an attractive feature fireplace with oak surround. Multiple windows bring in plenty of natural light.

The welcoming entrance hall adds character with a feature exposed-stone wall, decorative glazing and further engineered oak flooring.

A GENEROUS KITCHEN & UTILITY









KITCHEN | 4.06m x 4.66m max

A generously proportioned kitchen fitted with cream wall and base units, laminate worktops and tiled splashbacks. Features include a four-ring gas hob, oven and sink with mixer tap, together with room for informal dining.

Utility Room - 4.24m x 1.60m | A practical adjoining space with tiled flooring, appliance provision, household storage and external doors to both the driveway and rear garden.

GENEROUS & VERSATILE BEDROOMS





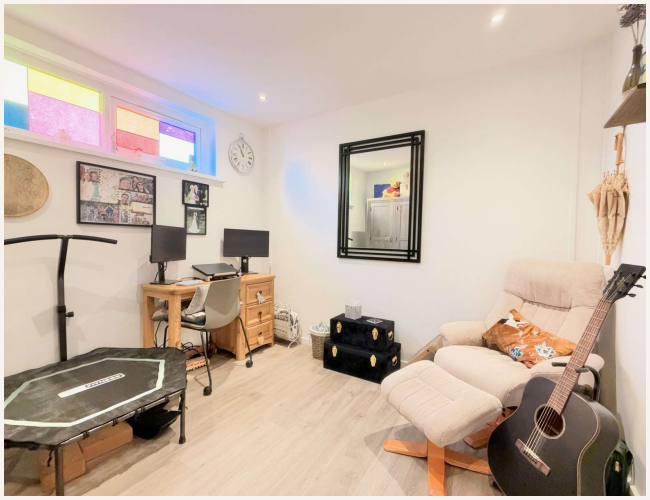




BEDROOM ACCOMMODATION

Bedroom One	3.34m x 3.38m - front-facing double with LVT flooring.
Bedroom Two	3.25m x 3.38m - rear-facing double with farmland outlook.
Bedroom Three / Sitting Room	3.13m x 3.57m - flexible room with sliding doors to the garden.
Bedroom Four / Home Office	3.06m x 3.19m - generous bedroom, office or extra reception room.

FLEXIBLE ROOMS & A STYLISH BATHROOM













Bathroom	2.56m x 2.51m - renovated in 2023 with L-shaped bath and vanity storage.
Rear Sitting Room	Bright and inviting, with new sliding patio doors opening to the garden.
Home Office	A versatile room suitable as a bedroom, office, gym or additional lounge.

A PEACEFUL GARDEN & GENEROUS PARKING







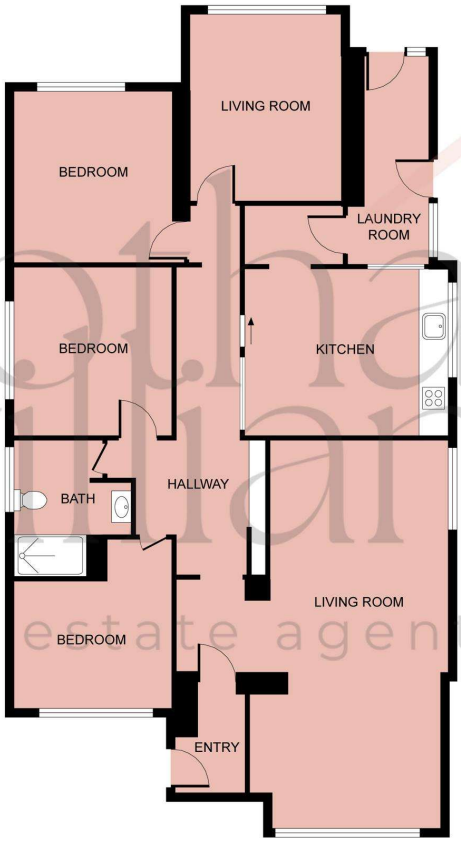


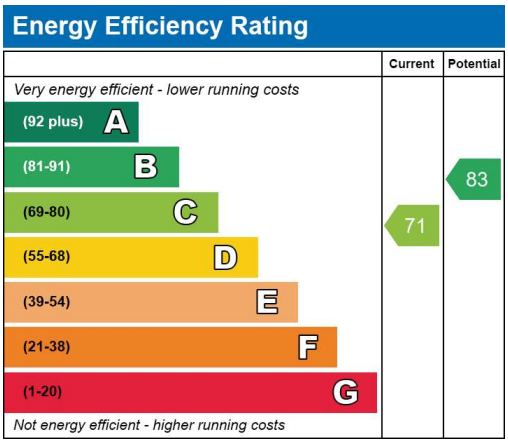




Rear Garden	Lawn, decked seating, planting, rockery and views towards farmland.
Driveway	Off-road parking for around three vehicles, plus an EV charging point.
Garage	5.31m x 2.84m - detached garage with power and rear storage area.

FLOORPLAN & PROPERTY INFORMATION





ARRANGE A VIEWING

Botham Williams Estate Agents

01446 488288

info@bothamwilliams.co.uk

www.bothamwilliams.co.uk

TENURE Freehold

PARKING Approx. three vehicles

These particulars are intended as a general guide and do not constitute an offer or contract. Measurements, floorplans and descriptions are for guidance only. Buyers should verify all material information through their legal representative and surveyor.