



## 112 Fonmon Park Road, Rhoose

Offers over £264,000 Freehold

3 BEDROOM DETACHED PROPERTY • IMMACULATE PRESENTATION THROUGHOUT • SOUTH FACING, LOW MAINTENANCE GARDEN • PARKING FOR ONE VEHICLE • EPC RATING C69 • NO ONWARD CHAIN







**\*\*IMMACULATE 3 BEDROOM DETACHED HOUSE, SOUGHT-AFTER LOCATION, SOUTH FACING ASPECT, PARKING FOR ONE VEHICLE, EPC RATING C69, NO ONWARD CHAIN\*\***

Step inside this beautifully presented three bedroom detached property and discover the perfect blend of style, comfort and practicality, ready for you to move straight in with no onward chain. The welcoming entrance hall sets the tone, leading you into a spacious lounge filled with natural light, ideal for relaxing evenings or entertaining guests. The modern kitchen is thoughtfully designed with sleek cabinetry and ample workspace, making meal preparation a pleasure. A generous dining area sits adjacent, creating a sociable hub for family meals or dinner parties. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom is a true retreat, with room for a king-sized bed and additional furnishings, while the remaining bedrooms are perfect for children, guests or a home office. The contemporary family bathroom features quality fixtures and a fresh, neutral décor, ensuring a relaxing start or end to your day. Practical touches such as gas central heating, double glazing and an EPC rating of C69 ensure comfort and efficiency year-round. You'll also benefit from private parking for one vehicle, adding further convenience to every-day living. Perfectly positioned in a friendly and well-established neighbourhood, this property is just moments from excellent local amenities including shops, supermarkets, schools and healthcare facilities. Commuters will appreciate the easy access to main road links and public transport, making travel into the city centre or further afield a breeze. Enjoy the vibrant community spirit, with local cafes, pubs and leisure facilities all within easy reach, as well as highly regarded schools for families with children. Whether you're a first-time buyer, upsizing or searching for a hassle-free move, this immaculate detached home offers everything you need for comfortable modern living in a fantastic location.

Do  ance to make this stunning property your next home – contact us today to arrange your viewing

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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







#### Entrance Hallway

Accessed via an external covered storm porch area and through a uPVC door with patterned obscure glazing, the hall has herringbone effect vinyl flooring and glazed doors give access to the dining/sitting room and living room, plus open door access to the kitchen. Radiator.

#### Kitchen

13' 9" x 5' 7" (4.19m x 1.70m)

Comprising a range of cream gloss eye level and base units plus modern contrasting worktops with a stainless steel sink unit inset. Waist level electric oven and grill plus a ceramic hob. Side and front uPVC windows, ceramic tiled splashback and a vinyl herringbone effect flooring. Space for appliances (current appliances can remain as a part of the sale if required). Fuse box.



#### Dining Room/Second Reception Room

14' 11" x 7' 8" (4.54m x 2.34m)

Previously a garage, but for many years an extra reception room/ dining room. It has a continuation of the herringbone vinyl flooring, a front uPVC window, radiator and large practical storage cupboard at one end.







### Living Room

17' 8" x 11' 9" (5.38m x 3.58m)

A bright and spacious carpeted room with rear uPVC window and door leading to the lean to conservatory. Radiator, electric fire surround to remain and a carpeted dogleg staircase leads to the first floor with handy storage under.

### Lean to Conservatory

10' 0" x 8' 2" (3.05m x 2.49m)

With a vinyl herringbone flooring and uPVC single glazed windows and patio door.

### Landing

An L-shape carpeted and with matching doors off to all rooms plus the airing cupboard which houses the recently replaced combi boiler. Loft hatch and radiator.

### Bedroom One

12' 7" x 8' 6" (3.83m x 2.59m)

A carpeted double bedroom with rear uPVC window & radiator.

### Bedroom Two

9' 11" x 8' 2" (3.02m x 2.49m)

A carpeted double bedroom with front uPVC window, radiator and mirrored wardrobes along the width of one wall.







### Bedroom Three

8' 9" x 8' 7" (2.66m x 2.61m)

A good sized carpeted single bedroom with rear uPVC window and radiator.

### Shower Room/WC

8' 1" x 5' 8" (2.46m x 1.73m)

A recently refitted shower room in white and comprising a WC, pedestal basin and double shower cubicle with non grout splashbacks, fixed rainfall head and adjustable rinse unit. Opaque uPVC front window, chrome heated towel rail and easy wipe modern flooring. Further non grout splashback areas. Mirror fronted cosmetics cabinet.

### Driveway

Laid to pea gravel and offering space for one vehicle.







#### REAR GARDEN

A low maintenance garden with slabbed patio area, astro-turf lawned area which is inset to Cotswold effect stone chippings. Fully enclosed by timber fencing and a wooden gate offers access to the front of the property.

#### FRONT GARDEN

Laid mainly to a planted section with an array of plants and shrubs. A slabbed path leads via wooden gate to the side and rear. Outside tap.



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