CARTERS
ESTATE AGENTS



1 Chapel Lane

Rode Heath, ST7 3SD

Price £365,000

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Carters are delighted to welcome to the market this stunning four-bedroom detached family home, situated in the sought-after semi-rural location of Rode Heath.

Upon entering the property, you are greeted by a welcoming entrance hallway leading to a stylish yet traditional living room. The room features a bespoke fitted media wall with integrated storage cupboards and space for a wall-mounted television, while double-glazed doors open into the formal dining room overlooking the rear garden.

The impressive kitchen is fitted with solid wood cabinets, quartz work surfaces, a Belfast ceramic sink, and a Rangemaster oven, creating a perfect blend of style and practicality. There is also a separate utility room and a convenient ground floor cloakroom/WC.

To the first floor, the property offers four generously sized bedrooms and a luxurious four-piece family bathroom suite, complete with a separate shower enclosure and elegant roll-top bath.

Externally, the property benefits from beautifully maintained gardens to both the front and rear, a driveway providing ample off-road parking, and a garage.

This superbly presented home offers spacious and versatile accommodation, making it ideal for modern family living in a desirable semi-rural setting. Early viewing is highly recommended.

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Entrance Hallway
Composite double glazed entrance door to the front elevation.
Stairs to the first floor with under stairs storage cupboard. Coving to the ceiling. Radiator. Amtico flooring.

Living Room
11'4" x 17'1" (3.45m x 5.21m)
UPVC double glazed window to the front elevation.
Glazed double doors leading to the dining room. Coving to the ceiling. Feature ceiling rose. Bespoke built in media wall having storage units and space for a wall mounted TV. Radiator. Amtico flooring.

Dining Room
11'8" x 9'3" (3.56m x 2.82m)
UPVC double glazed window to the rear elevation.
Feature ceiling rose. Dado rail. Radiator. Amtico flooring.

Kitchen
13'9" x 9'2" (4.19m x 2.79m)
UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the rear elevation leading to the garden.
Solid wood fitted kitchen incorporating a range of wall, base and drawer units. Quartz work surfaces. Rangemaster oven with built in extractor over. Belfast ceramic sink. Radiator. Tiled flooring.

Utility Room
7'8" x 7'4" (2.34m x 2.24m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Laminate work surface. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a fridge freezer. Tiled flooring.

Ground Floor W.C
Coving to the ceiling. Wall mounted wash hand basin with a tiled splash back. Mid level w.c. Partially tiled walls. Tiled flooring.

Stairs and Landing
Access to the loft which is partially boarded. Built in storage cupboard.

Bedroom One
11'7" x 14'3" (3.53m x 4.34m)
UPVC double glazed window to the front elevation.
Coving to the ceiling. Feature ceiling rose. Radiator. Carpet.

Bedroom Two
12'4" x 10' (3.76m x 3.05m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Dado rail. Built in wardrobe. Radiator. Carpet.

Bedroom Three
15' x 7'9" (4.57m x 2.36m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Dado rail. Built in wardrobe. Radiator. Carpet.

Bedroom Four
7'9" x 9'4" (2.36m x 2.84m)
UPVC double glazed window to the rear elevation.
Radiator. Carpet.

Bathroom
UPVC double glazed window to the front elevation.
Luxurious family bathroom suite comprising of; a shower enclosure, roll top bath, vanity wash hand basin with storage under and a traditional high level w.c. Traditional style radiator. Partially tiled walls. Coving to the ceiling. Tiled walls.

Garage
17'2" x 7'10" (5.23m x 2.39m)
Up and over garage door to the front elevation.
Power and lighting.

Externally
To the front of the property is a private driveway providing ample off-road parking and leading to the integral garage. A convenient side access pathway leads through to the rear garden. The front garden is predominantly laid to lawn and features a selection of seasonal plants, shrubs and mature conifer trees, creating an attractive approach while offering a good degree of privacy.

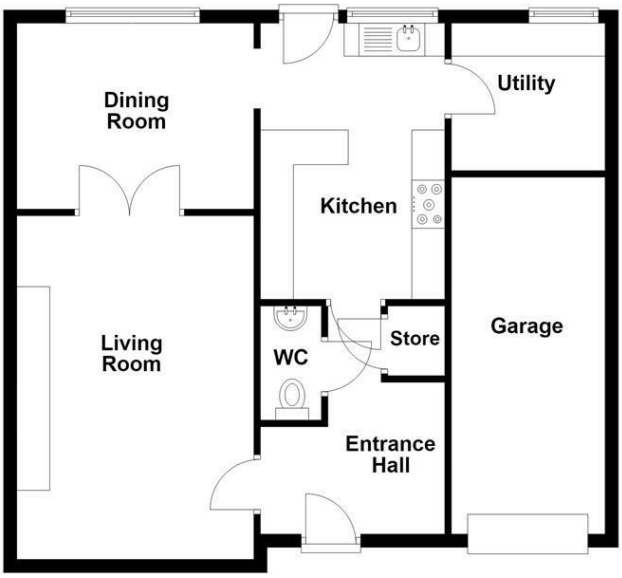
To the rear, the property benefits from a private and well-maintained garden, primarily laid to lawn with a paved patio area ideal for outdoor seating and entertaining. Raised sleeper planters add an attractive feature and provide space for further planting, while an outside tap offers additional convenience.

Additional Information
Freehold. Council Tax Band B.

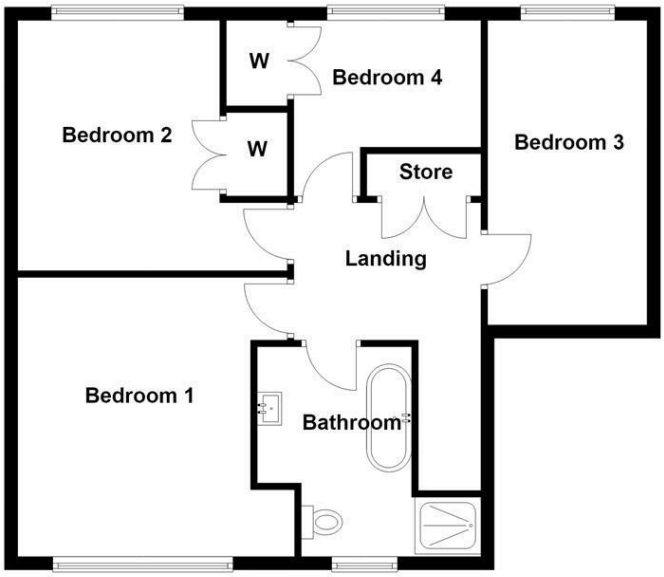
Total Floor Area: 98 Square Meters / 1055 Square Foot.

Disclaimer
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Ground Floor

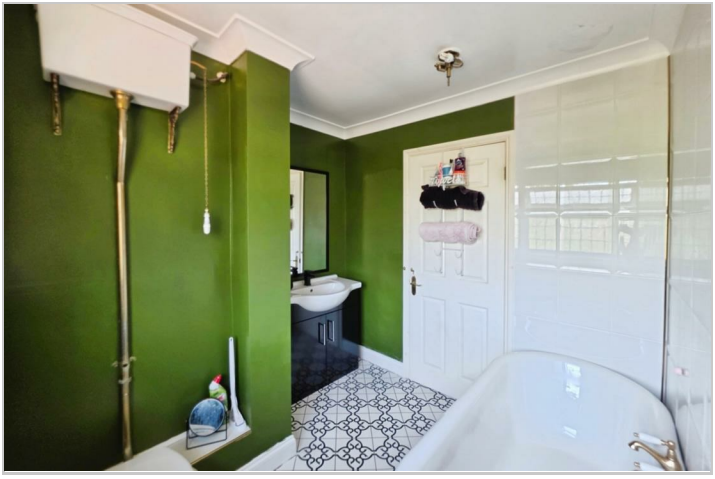


First Floor



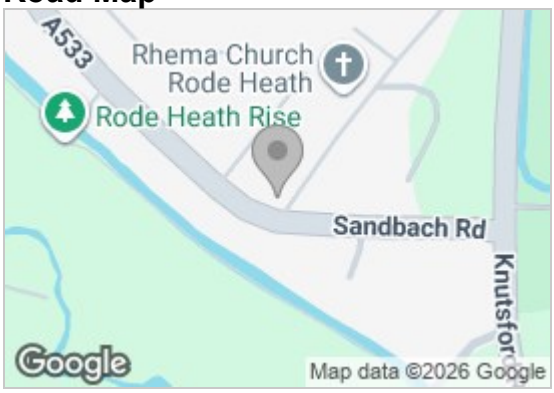








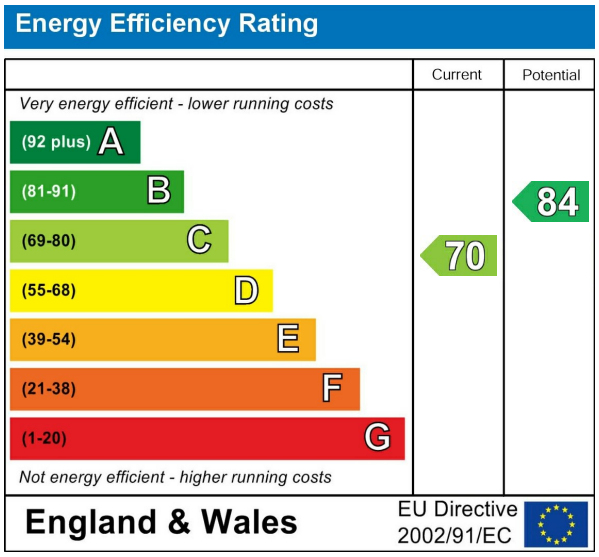
Road Map

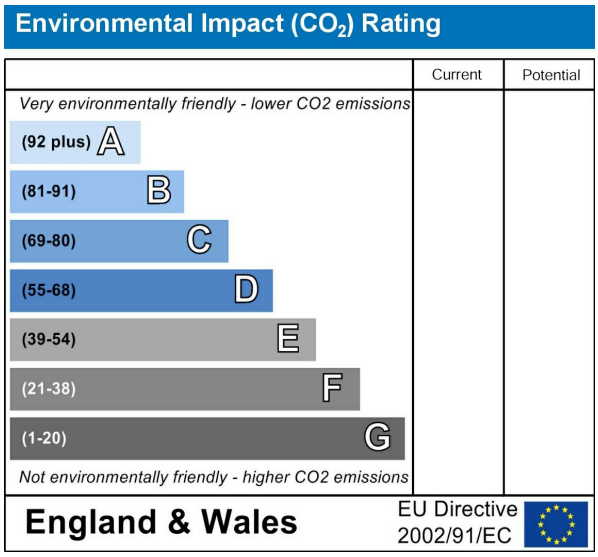


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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