



## 10 Church Road, Rhoose

£245,000 Freehold

STYLISH THREE BEDROOM END OF TERRACE HOME • TWO SEPARATE RECEPTION ROOMS • SPACIOUS MODERN KITCHEN AND BREAKFAST AREA • FIRST FLOOR BATHROOM AND SEPARATE WC • LARGE, SUNNY REAR GARDEN WITH DECK, PATIO AND LAWN • WALKING DISTANCE TO AMENITIES AND RAIL STATION • OFF ROAD PARKING FOR UP TO THREE VEHICLES • EPC RATING OF C69





**\*\*SPACIOUS 3 BEDROOM END OF TERRACE HOUSE WITH FIRST FLOOR BATHROOM AND SEPARATE WC, BOASTING A GENEROUS REAR GARDEN INCLUDING DECK, PATIO, AND LAWN. CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO AMENITIES AND RAIL STATION, WITH OFF-ROAD PARKING FOR UP TO THREE VEHICLES. EPC RATING C72. PERFECT FAMILY HOME!\*\***

Welcome to this charming end of terrace house that offers a blend of comfort and convenience. As you step inside, you are greeted by a warm and inviting atmosphere that extends throughout the property. There are two reception rooms plus a spacious modern kitchen big enough to dine in. The three bedrooms provide ample space for a growing family, while the stylish first-floor bathroom and separate WC offer practicality and comfort. The abundance of natural light creates a bright and airy feel, making every room a joy to spend time in.

Moving outside, the generous rear garden is a true highlight of this property. It features a delightful mix of a deck, patio, and lawn, perfect for outdoor gatherings or simply relaxing in the sun. The Southerly aspect ensures that you can enjoy the sun throughout the day. The garden is thoughtfully landscaped, with areas of lawn and stone chippings interconnected by a charming path. Additionally, a garden shed provides convenient storage space for your outdoor essentials.

Conveniently located within walking distance to amenities and the rail station, this property offers the perfect mix of peaceful living with easy access to essential facilities. The off-road parking for up to three vehicles adds a practical touch to this already attractive home. Don't miss out on the opportunity to make this lovely property your new family home.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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#### **Entrance Hallway**

Access via a new uPVC double glazed door with matching obscure glazed panel. Oak style laminated style floor with a carpeted staircase which leads to the first floor. A stylish welcome with radiator, coved ceiling and a handy understairs storage cupboard. Matching panelled doors then give access to the two separate reception rooms and the kitchen/ breakfast room.

#### **Dining Room**

11' 3" x 10' 3" (3.43m x 3.12m)

With a continuation of the Oak style laminated flooring this immaculately presented room has a front uPVC bay window and radiator.

#### **Living Room**

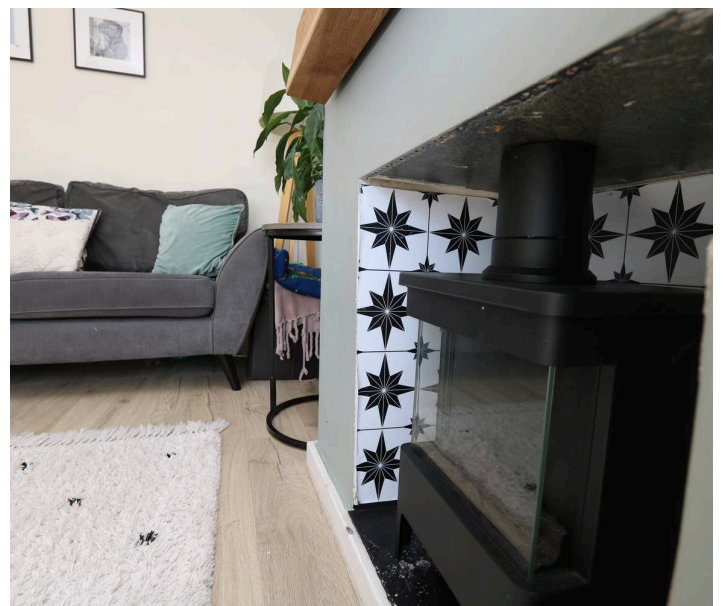
13' 8" x 11' 4" (4.17m x 3.45m)

Again with the Oak style laminated flooring this stylish reception room has uPVC windows looking onto the rear garden. Radiator and display style fireplace which can house an electric fire or similar. It has an Oak mantle over.

#### **Kitchen**

11' 7" x 9' 0" (3.53m x 2.74m)

With a tiled effect laminated flooring, the kitchen is fitted with matching eye level and base units in a Beech effect and with display cabinets and open shelving. There is slot in space for appliances as required and the modern worktops have a one and a half bowl stainless steel sink unit inset with mixer tap over. Rear uPVC tilt and turn window





and turn window plus obscure door leading to the rear garden. Subway style tiled splashbacks and a smooth ceiling. Open door access leads through to a continuation of the kitchen. Panelled door to handy understairs storage cupboard.

#### **Breakfast room/ Kitchen part 2**

8' 11" x 8' 8" (2.72m x 2.64m)

With a continuation of the tiled effect laminated flooring, here there are further storage units matching those in the kitchen. An obscure uPVC door leads to the front plus there is an adjacent uPVC window. Radiator and smooth ceiling.

#### **Landing**

Carpeted matching the stairs, the landing has matching doors giving access to the three bedrooms, bathroom and separate WC and finally to a handy airing cupboard. Loft hatch plus uPVC tilt and turn side window.

#### **Bedroom One**

9' 6" x 9' 4" (2.90m x 2.84m)

A carpeted double bedroom with dimensions excluding the depth of triple width wardrobes along the width of one wall. There is a front uPVC window, radiator and vent.

#### **Bedroom Two**

12' 6" x 9' 5" (3.81m x 2.87m)

A carpeted double bedroom this time with a uPVC tilt and turn rear window with some sea glimpses. Radiator.





### Bedroom Three

9' 3" x 5' 10" (2.82m x 1.78m)

A carpeted nursery bedroom or home office which has a radiator and side uPVC window. There is also a handy storage cupboard over the stairwell.

### Bathroom

5' 8" x 4' 11" (1.73m x 1.50m)

With a wood effect vinyl flooring this immaculate bathroom has a white suite comprising of a pedestal basin and bath which has a thermostatic shower and glass screen over. Chrome heated towel rail and mostly ceramic tiled splashback and walls. Obscure uPVC tilt and turn window to the rear.

### WC

5' 10" x 3' 2" (1.78m x 0.97m)

With wood effect cushion vinyl flooring and a close coupled WC with button flush. Stylish panelled walls to half level and circular light. Obscure uPVC side window.

### Rear Garden

### Front Garden



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