



64 Adenfield Way, Rhoose

£347,500 Freehold

DETACHED TWO BEDROOM PROPERTY • VERSATILE LIVING OPTIONS • TWO BATHROOMS - ONE UPSTAIRS; WITH SHOWER ROOM DOWNSTAIRS • DRIVEWAY, PLUS GARAGE. • PRIVATE, LOW MAINTENANCE REAR GARDEN • EPC RATING C69



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****DETACHED TWO BEDROOM PROPERTY FEATURING VERSATILE LIVING OPTIONS AND TWO BATHROOMS - ONE UPSTAIRS; WITH SHOWER ROOM DOWNSTAIRS. DRIVEWAY, PLUS GARAGE. PRIVATE, LOW MAINTENANCE REAR GARDEN. EPC RATING C69****

Step into this charming detached two-bedroom house offering a range of living possibilities, perfect for those seeking a cosy retreat with modern amenities. The ground floor boasts a convenient shower room adding practicality to the space, while the first floor hosts a well-appointed bathroom. The driveway leading to the garage ensures ample parking space, catering to all your needs. The private rear garden, designed for minimal upkeep, provides a peaceful sanctuary ideal for relaxation. With the EPC rating to be confirmed, this home promises both comfort and convenience

Outside, the property offers a delightful outdoor space perfect for entertaining or simply unwinding. The fully enclosed garden features a spacious patio area, complete with seating options for al fresco dining. A level Astroturf lawn adds a splash of greenery, while pathways lead to a side courtyard where you'll find an outside tap and access to the garage. A wooden summerhouse/pub style shed adds a touch of character to this inviting space. To the front, a well-maintained garden welcomes you with a central pathway leading to the front door, surrounded by stone chippings, stepping stones, and flourishing shrubs, creating a warm and appealing entrance to this lovely abode. Located within a vibrant community with access to local amenities and transport links, this property offers not just a house, but a comfortable lifestyle in a convenient and welcoming neighbourhood.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Entrance porch

6' 5" x 5' 4" (1.96m x 1.63m)

Access via uPVC door with opaque glazing. Carpeted, smooth walls, coat hooks, loft hatch and inset ceiling lights. Two side aspect opaque windows and radiator. Internal door to Lounge.

Living Room

16' 0" x 12' 8" (4.88m x 3.86m)

Carpeted reception room with front aspect window. Radiator. Smooth walls and coved ceiling. Archway to dining area and door to ground floor bedroom. Open tread staircase to the first floor.

Dining Room

11' 5" x 8' 9" (3.47m x 2.66m)

Continuation of carpet and decor, with French doors out to the rear garden. Radiator. Archway access to kitchen.

Kitchen

16' 1" x 8' 3" (4.89m x 2.51m)

Fitted with a wide range of wood effect eye and base level units including glass displays with lighting, complimented by work surfaces with double Belfast style ceramic sink unit and mixer tap. Space and plumbing for washing machine. Integrated fridge.





Standalone RangeMaster five ring hob, hot plate, double oven and grill with large cooker hood, ceiling lights tiled floor open door access to rear lobby. Rear aspect window. Side aspect window.

Rear lobby

7' 9" x 3' 11" (2.37m x 1.20m)

With a tiled floor, partial glazed door to the side. The area is currently being used as a utility with space for a tall fridge freezer with an internal door to the downstairs shower room.

Downstairs shower room

7' 0" x 6' 1" (2.14m x 1.85m)

Shower room fitted with shower cubicle, electric shower inset with sliding door, WC, wash basin. Fully tiled walls and floor. Radiator. Side aspect opaque window. Space for recess storage. Wall mounted boiler.

Bedroom one

12' 8" x 9' 6" (3.85m x 2.89m)

Carpeted double bedroom front aspect window. Radiator. Fitted wardrobes (excluded from dimensions) with sliding mirrored doors.





Landing

Carpeted Velux style window, open door access to walk-in wardrobe; doors off to bedroom and bathroom.

Walk in wardrobe

8' 7" x 4' 6" (2.61m x 1.38m)

Handy walk-in wardrobe with shelving and hanging space. Laminate floor, Velux style window and radiator.

Bathroom

11' 6" x 7' 5" (3.50m x 2.25m)

Spacious four piece bathroom with walk in shower, thermostatic shower inset and brick effect panelled walls. White standalone clawfoot roll-top bath with mixer tap and shower attachment, WC, and wash basin set onto vanity unit. Partial panelled walls, antique style radiator/heated towel rail. Front aspect window and laminate floor.

Bedroom two

12' 9" x 12' 2" (3.88m x 3.70m)

Carpeted double bedroom, front aspect window plus Velux style window to the rear. Radiator. Loft hatch.





Rear Garden

Front Garden

Summerhouse/ pub

11' 1" x 7' 11" (3.39m x 2.41m) Summer house style construction which is detached, currently being used as a bar. Wall lighting and power.



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