



£390,000

Greenmeadow Way, Rhoose

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Show Home Standard Property
- 4 Bedrooms
- Off road Parking
- Converted Garage
- Recently Extended
- Utility Room
- EPC Rating B

## Property Description

Botham Williams are proud to present this phenomenal 4-bedroom detached property located within this desirable development in Rhose. It defines contemporary luxury living with meticulous design and a recent expansion. The residence boasts a show home standard, effortlessly blending style, comfort, and functionality. Perfectly situated in the highly-desired village of Rhose, residents enjoy the serene vibe of suburban life while staying conveniently close to local amenities, schools, and transportation links including only a 10 minute walk to Rhose train station.

## Main Particulars

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The ground floor of the property comprises a lounge, WC, utility room and an open plan family living area which leads in to the back garden through bi fold doors. The first floor comprises four bedrooms, the master benefitting from an en suite, family bathroom, landing with loft access.

### Ground Floor

#### Entrance Hallway

Enter through the composite front door to discover a welcoming hall adorned with laminate flooring and a carpeted staircase leading to the first floor. From here, you'll find access to the living room, a convenient WC, and an inviting open-plan family living area.

#### Living Room - 3.58m x 5.08m

Spacious front room featuring a bay window and a custom window seat. Enhancements include bespoke shutter blinds, a media wall with a fireplace, and tasteful décor. The room benefits from laminate flooring and ambient ceiling lighting.

#### WC -1.22m x 1.83m

Generously proportioned room featuring a WC and sink, a wall-mounted shelf, a radiator cover, tiled splashback, and vinyl flooring. The soothing colour palette adds to the tranquil ambiance of the whole house.

### Kitchen 3.3m x 5.64m

Following on from the hallway towards the back of the house you will find the kitchen. This room boasts a contemporary array of wall and base units, paired with complementary laminate worktops and stainless steel splash back and extractor fan. A one-and-a-half-bowl sink unit with an adjustable mixer tap adds functionality. Integrated features include a double oven, 4-ring gas hob and a dishwasher. A breakfast bar provides additional seating for convenience and high-gloss floor tiles enhance the modern aesthetic.

### Utility

Accessed from the kitchen, the utility space seamlessly extends the flooring from the kitchen. This room offers ample space for a washing machine, tumble dryer, and recycling needs. Convenience is enhanced with a worktop and shelves, providing additional storage solutions.

### Open-Plan Family Room (3.48m x 4.22m)

Following on to the back of the house you will find the recently extended open plan family area which includes kitchen and dining area. This versatile space could serve as an office or playroom and is currently used as such adding to the feel of this family home. Additionally, there is a designated area for a dining table and chairs, with laminate flooring seamlessly connecting the dining space to the extension.

The highlight of this newly extended section of the home is undoubtedly the bi-fold doors and glass roof, flooding the room with an abundance of natural light and giving access to the enclosed rear garden.

### First Floor

#### Landing

Ascending from the carpeted stairs, you'll find a landing that complements the overall aesthetic of the house. This landing provides access to all four bedrooms, the family bathroom, and the entrance to the boarded loft.

#### Bathroom - 1.7m x 2.01m

A white three piece suite featuring a bath, sink, and WC. The walls are partially tiled, and the room is equipped with an extractor, radiator and is complimented by vinyl flooring.

#### Master bedroom - 3.25m x 4.24m

Situated at the front of the house, the master bedroom boasts bay windows that overlooks the front of the property, complemented by custom-made shutter blinds. Space for double bed and additional furniture including chest of drawers and bed side tables. Laminate flooring and door leading to en suite.

#### En Suite - 1.19m x 1.98m

Elevating the master bedroom's allure is its exclusive en suite, adorned with modern amenities such as a shower, WC, and sink. The walls are tastefully tiled, and the floor boasts stylish vinyl, creating a sophisticated and functional space.

#### Bedroom 2 - 2.79m x 3.66m

Located at the back of the house, you'll find the second bedroom. It comfortably fits a double bed and comes with a practical built-in wardrobe. The room keeps it simple with carpeted flooring, and a no-fuss wall-mounted radiator adds a modern touch.

#### Bedroom 3 - 2.79m x 3.25m

Situated towards the rear, bedroom three offers ample space for a double bed and features a built-in wardrobe for practical storage. The room is floored with cozy carpeting, and a contemporary wall-mounted radiator completes the straightforward yet modern vibe. Wardrobe doors have been retained for preference of new owner.

#### Bedroom 4 - 2.29m x 2.31m

At the front of the house you will find bedroom 4, which currently serves as a versatile office space with the added convenience of a walk-in wardrobe. The inclusion of a glazed door not only allows ample natural light but also imparts a stylish and adaptable atmosphere to the room. Original doors have been retained for preference of new owner.

#### Garden Room/Garage

This versatile area, separate from the main dwelling, is conveniently accessed from the garden. The converted garage has been thoughtfully divided, featuring a dedicated home office/lounge space and a separate functional area for storing traditional items like bikes, sports equipment, and gardening tools. It is equipped with electrical points and boasts laminate flooring and uPVC doors for a modern touch.

#### Outside

## Front

Towards the front of the residence, you'll find a driveway capable of comfortably accommodating two cars. It provides access to both the garage and the rear garden through a gate on the side. Steps lead to the front door, and the area is adorned with stone chippings for a polished look.

## Rear

In the back garden, discover a low-maintenance garden that offers versatility. This adaptable space features artificial lawn, paving, entry to the converted section of the garage, a paved area with artificial lawn presently hosting a hot tub, outdoor electrical points, and a convenient outdoor tap. Access to the front of the property is granted through a side gate and access to the main dwelling is through the bi fold door.







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