



£405,000

Greenmeadow Way, Rhoose

Detached House | 4 Bedrooms | 3 Bathrooms

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botham
williams
ESTABLISHED 1995

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Step Inside

Key Features

- Beautiful detached family home
- Spacious lounge opening to a modern social kitchen/diner
- 4 Double Bedrooms, including a master with en-suite
- Office/Utility Room, perfect for working from home
- Double Driveway with garage for additional storage
- Impressive South-Facing Rear Garden
- EPC Rating: B

Property Description

Botham Williams are excited to market this spacious and beautifully presented 4 double bedroom detached house is an ideal family home, offering ample accommodation and modern amenities. Built with both functionality and style in mind, this property includes a well-designed layout, UPVC windows, and gas central heating throughout.

Main Particulars

Botham Williams are excited to market this spacious and beautifully presented 4 double bedroom detached house is an ideal family home, offering ample accommodation and modern amenities. Built with both functionality and style in mind, this property includes a well-designed layout, UPVC windows, and gas central heating throughout.

The ground floor features a welcoming entrance hall, a generous lounge with access to a social kitchen/diner, and a convenient office/utility space, cleverly incorporated from the previous garage (a storage garage remains intact). The first floor boasts four double bedrooms, including a master with en-suite, as well as a stylish family bathroom.

Outside, a tarmac double driveway provides ample parking, while the south-facing rear garden is a private oasis with patio, lawn, and a separate play area.

Ground Floor

Entrance Hallway (1.65m x 5.38m)

Accessed via a modern door with opaque glass panels, the entrance hall features LVT-style flooring and a carpeted staircase leading to the first floor. Understairs storage and panelled doors provide access to the cloakroom/WC, living room, kitchen/dining room, and office/utility.

Cloakroom/WC (0.84m x 1.65m)

A white suite includes a WC and pedestal basin with ceramic tile splashback. The space is finished with vinyl-style flooring, an extractor, and access to the fuse box and alarm controls.

Living Room (2.97m x 5.38m)

This stylish lounge features vinyl-style flooring, a bay front window, two radiators, and double doors leading into the kitchen/dining area, creating a bright and social living space.

Kitchen/Dining Room (2.92m x 8.46m)

A modern and versatile area, the kitchen is fitted with high-gloss white base and wall units, complemented by contemporary worktops and a tiled splashback. Integrated appliances include a four-ring gas hob, double electric oven, and extractor hood, with additional space for a dishwasher and American-style fridge/freezer (not included). The dining area accommodates a family table and chairs and has French doors opening onto the rear garden. A rear window and vinyl-style flooring complete the room.

Office/Utility Room (2.95m x 3.05m)

Once part of the garage, this practical space includes non-grout walls, laminate flooring, and a side box-style window. A worktop doubles as a study or storage area, with space for a washing machine and tumble dryer (not included). The concealed combi boiler, smooth ceiling with recessed spotlights, and radiator complete the room.

First Floor

Landing

A central carpeted landing provides access to all bedrooms, the family bathroom, and an airing cupboard. The loft hatch and front window allow for additional storage and natural light.

Bedroom One (Master) (3m x 4.27m)

This immaculate double bedroom features rear-facing windows, a radiator, and built-in double and single wardrobes. A column-panelled door leads to the en-suite.

En-Suite (1.55m x 2.36m)

A modern en-suite includes a WC, pedestal basin, and fully tiled double shower with a thermostatic shower. Easy-wipe flooring, ceramic tile splashbacks, a radiator, and an extractor fan add practicality.

Bedroom Two (3m x 4.09m)

A spacious, carpeted double bedroom with built-in double wardrobes, a radiator, and a rear-facing window.

Bedroom Three (3.1m x 3.28m)

This double bedroom features a front-facing window, a radiator, and built-in double wardrobes.

Bedroom Four (2.57m x 3.07m)

A versatile double bedroom with a front-facing window, radiator, and carpeted flooring.

Bathroom/WC (2.08m x 3.07m)

The family bathroom includes a WC, pedestal basin, bath, and a fully tiled double shower with a thermostatic inset. Ceramic tile splashbacks, an opaque side window, a radiator, and an extractor complete the room.

Outside

Front Garden

The front of the property features a tarmac driveway with space for two vehicles, leading to the integral storage garage via an up-and-over door. Side access is available on both sides of the property via gated pathways.

Rear Garden (10.97m x 9.7m)

The south-facing rear garden is a standout feature, with an initial full-width patio for outdoor dining. A well-maintained lawn leads to a bark-chipped play area separated by a charming picket fence, ideal for children or recreational use. The garden is private and benefits from gated access on both sides.

Parking

The driveway provides side-by-side parking for two vehicles, ensuring convenience for residents and guests.

EPC Rating: B

This fantastic family home is ready to move into, offering style, comfort, and practicality in equal measure.



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