



£280,000

115 Railway Road, Rhoose

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- 3 Bed detached house in quiet cul-de-sac
- Garage
- Master bedroom with en suite
- EPC B
- NHBC remains
- Private garden



## Property Description

Botham Williams are proud to present this 3-bedroom detached property located within this desirable development in Rhoose. Perfectly situated in the highly-desired village of Rhoose, 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 Rhoose train station. This lovey 3-bedroom detached house, perfect for families looking for a home with fantastic school catchment is situated in a quiet cul-de-sac.

## Main Particulars

Designed for comfort and convenience, this property features three generously sized bedrooms, including a luxurious en-suite, a family bathroom, and an additional WC. The expansive living room offers a cosy space for relaxation, while the bright and airy kitchen/dining room is ideal for hosting gatherings or enjoying family meals. Thoughtful additions such as a cloakroom/WC, utility cupboard, and a two-car driveway, paired with a charming enclosed rear garden, make this home both practical and inviting. With an impressive EPC rating of B84, this property ensures energy efficiency and a modern living experience. A real bonus it the detached garage!

EPC Rating: B

### Entrance Hallway

Step through the modern front door with elegant opaque glazing into a welcoming hallway. It features a staircase with a sleek handrail leading to the first floor. A radiator, fuse box, and a stylish glazed door with a silver bar effect complete the space, leading you effortlessly into the living room.

### Living Room 3.63m x 4.22m

This cosy lounge is a blend of style and functionality, boasting a large front-facing window that fills the room with natural light. A radiator ensures year-round comfort, while a glazed door with silver bar accents leads to the kitchen/dining room, as well as the cloakroom/WC and a handy media/utility cupboard.

### Cloakroom/WC 1.02m x 1.85m

Designed for convenience, this space features ceramic tiled flooring, a crisp white suite with a WC and pedestal basin, a radiator, and an extractor fan.

### Kitchen/Dining Room 2.82m x 4.65m

This open and versatile space is perfect for family life. Ceramic tiled flooring flows throughout and space for a dining table. French doors open to the enclosed rear garden, offering seamless indoor-outdoor living. The kitchen is equipped with shaker cabinetry, modern countertops, and a stainless steel sink with a mixer tap.

Integrated appliances include a 4-ring gas hob, electric oven, and extractor hood. Additional space is available for your preferred appliances, while a concealed combi boiler ensures efficient heating. Hidden away under the stairs, you'll find a utility cupboard and access to the cloakroom/WC.

#### Landing

Carpeted and spacious, the landing provides access to all bedrooms and the family bathroom. A loft hatch offers additional storage options.

#### Bedroom One 2.95m x 3.35m

The primary bedroom is a serene retreat, featuring wood effect flooring, a large front-facing window, and a recessed double wardrobe. A private en-suite adds a touch of luxury.

#### En-Suite 1.7m x 1.73m

The en-suite boasts ceramic flooring, a white suite with a WC, pedestal basin, and a fully tiled shower cubicle with an electric shower. Additional highlights include an opaque window, shaver point, and extractor fan.

#### Bedroom Two 2.62m x 3.25m

This generously sized double bedroom features wood effect flooring, a radiator, and a fitted double wardrobe. A rear-facing window provides a peaceful view.

#### Bedroom Three 1.96m x 3.56m

A spacious single bedroom, this room is perfect for children, guests, or a home office. It includes a rear-facing window, wood effect flooring and a radiator.

#### Bathroom/WC 1.7m x 2.03m

The family bathroom is stylish and functional, featuring a white suite with a WC, pedestal basin, and bath with half-tiled walls. Ceramic tile flooring, a radiator, and an extractor fan complete the space.

#### Front Garden

The low-maintenance front garden features elegant slate chippings, with steps and wrought iron railings leading to the main entrance.

### Rear Garden

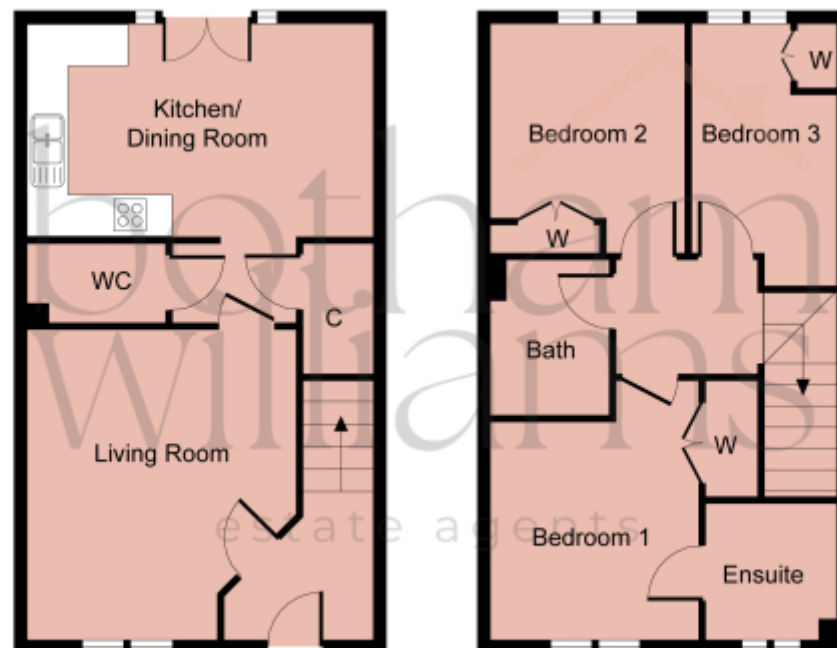
Fully enclosed for privacy, the rear garden is a delightful space to unwind. It includes a paved area and a lawn. An outdoor tap and gated access to the driveway complete the outdoor features.

### Parking – Driveway

A single garage with parking available in front.

Don't miss this incredible opportunity to own a home that ticks all the boxes – schedule your viewing today!





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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