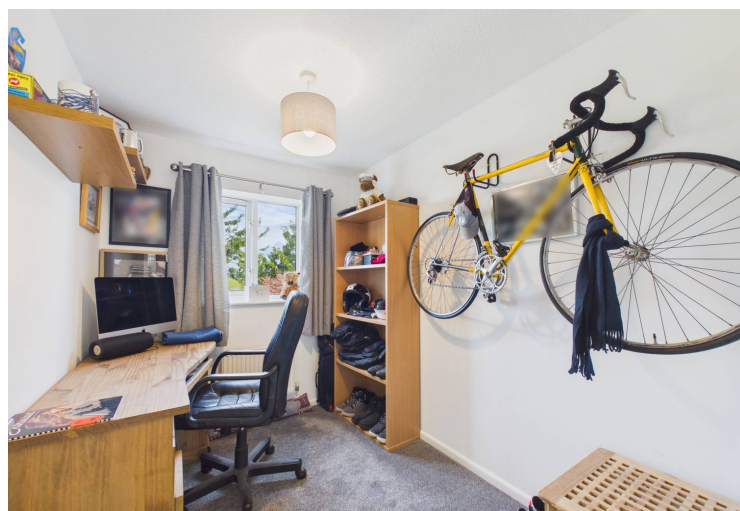




46 Picton Road, Rhoose

£280,000 Freehold

THREE BEDROOM, SEMI DETACHED PROPERTY WITH GARAGE • FULLY RENOVATED THROUGHOUT • CENTRAL VILLAGE LOCATION • EPC RATING TBC • LARGE, FULLY ENCLOSED REAR GARDEN • GARAGE WITH POWER AND LIGHTING





Nestled in the heart of the village, this superb three bedroom semi detached property presents an outstanding opportunity for families and professionals alike. Having been fully renovated throughout, the home offers an immaculate and contemporary interior with a thoughtful layout that maximizes both space and comfort. The welcoming entrance hall leads to a bright and spacious living room, ideal for relaxing or entertaining guests. The modern kitchen/ diner is fitted with modern units with sleek and functional workspace for culinary enthusiasts. Upstairs, three well proportioned bedrooms offer ample accommodation, while the stylish family bathroom features modern fixtures and fittings. The property also benefits from double glazing and efficient central heating, creating a warm and energy conscious environment. A garage, equipped with power and lighting, provides secure parking or versatile storage options. The property's central village location ensures easy access to local amenities, schools and transport links, making it perfectly placed for convenient everyday living. EPC rating is to be confirmed.

The outside space is equally impressive, offering a large, fully enclosed rear garden that is perfect for children, pets and outdoor entertaining. The garden is mainly laid to lawn, providing a safe and generous area for play and relaxation, while mature borders add a touch of greenery and privacy. A paved patio area adjacent to the house is ideal for alfresco dining or summer barbeques, creating a seamless flow between indoor and outdoor living spaces. The property also features a private driveway that leads to the garage, ensuring off road parking for residents and visitors alike. Secure fencing and gated access enhance privacy and peace of mind, while the manageable front garden adds to the property's attractive kerb appeal. With its blend of spacious accommodation, modern finishes and exceptional outdoor space, this property is a rare find in such a sought after village location. Early viewing is highly recommended to fully appreciate this outstanding home has to offer.



EPC Environmental Impact Rating: D

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Entrance Hallway

5' 3" x 10' 5" (1.61m x 3.18m)

WC

2' 10" x 5' 3" (0.86m x 1.59m)

Living Room

14' 8" x 15' 2" (4.46m x 4.63m)

Kitchen/ Diner

14' 8" x 10' 2" (4.48m x 3.09m)

Landing

10' 9" x 6' 1" (3.27m x 1.85m)

Bedroom One

8' 2" x 11' 11" (2.48m x 3.64m)

Bedroom Two

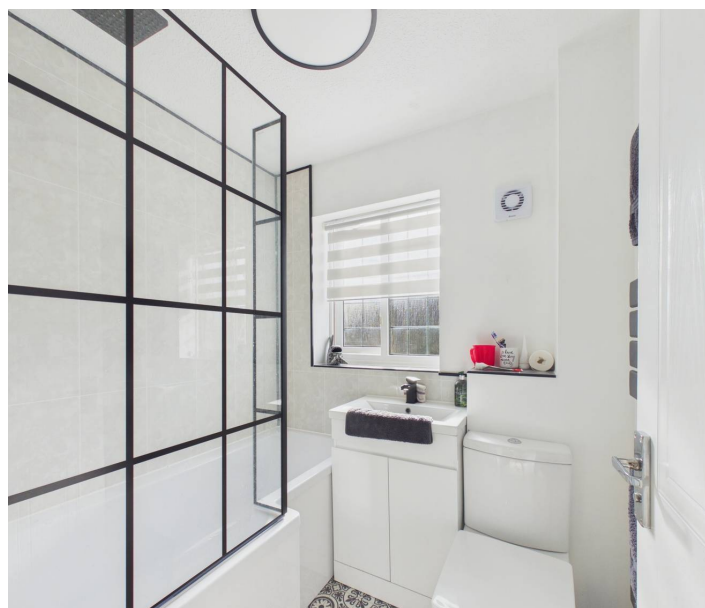
8' 4" x 11' 0" (2.54m x 3.36m)

Bedroom Three/ Office

6' 5" x 8' 10" (1.96m x 2.70m)

Bathroom

6' 2" x 5' 3" (1.87m x 1.61m)





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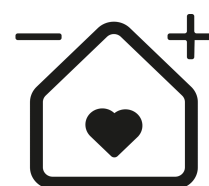
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REAR GARDEN

FRONT GARDEN



blackbear