



## 26 John Rhodes Way

Sandyford, ST6 5XA

**Offers in the region of £350,000**



Here at Carters we are delighted to introduce to the market this impeccably presented executive four-bedroom detached residence, discreetly positioned behind secure electric gates on a generous plot at the head of a quiet cul-de-sac.

Upon entry, the home immediately impresses with an exceptionally spacious lounge, beautifully complemented by a feature log burner, creating an inviting yet sophisticated living environment. The heart of the home is the expansive open-plan dining kitchen, fitted with a comprehensive range of high-quality integrated appliances and enhanced by a multi-fuel burner, offering both style and practicality for modern family living and entertaining. Additional ground floor accommodation includes a separate utility room and a conveniently located guest cloakroom.

To the first floor, the property continues to impress with four substantial bedrooms, including a superb principal suite with contemporary en-suite shower room. A luxurious four-piece family bathroom serves the remaining bedrooms, finished to an exceptional standard.

Externally, the property is approached via secure electric gates opening onto an extensive tarmac driveway, providing off-road parking for up to five vehicles. Gated access on both sides of the property leads to the beautifully maintained rear garden, predominantly laid to lawn and complemented by a paved patio terrace, ideal for outdoor dining and entertaining. Multiple timber log stores provide practical storage, while the timber summer house, complete with power, offers versatile potential for home working, leisure or studio use. Further benefits include external power and water supply, automatic security lighting, and a comprehensive CCTV system, enhancing both convenience and security.

This outstanding home offers a rare opportunity to acquire a luxurious, private residence in a sought-after and discreet setting.



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## Offers in the region of £350,000



### Entrance Hallway

Composite double glazed entrance door to the front elevation. Coving to ceiling. Two built in storage cupboards. Access to the stairs. Solid wood flooring.

### Living Room

20' x 9'10" (6.10m x 3.00m)

UPVC double glazed window to the front elevation with a fitted blind. UPVC double glazed french doors to the rear elevation. Coving to the ceiling. Log burner with a solid oak mantle and a granite hearth. Two radiators. Solid wood flooring.

### Kitchen

23' x 14'3" (7.01m x 4.34m)

UPVC double glazed window to the front elevation with fitted blinds. Contemporary high gloss fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in electric oven. Built in four ring induction hob. Integrated fridge freezer. Built in microwave. Integrated dishwasher. Built in breakfast bar. Under counter lights. Partially tiled walls. Recessed ceiling down lighters. Two Radiators. Tiled flooring.

### Dining Area

UPVC double glazed french doors to the rear elevation. Recessed ceiling down lighters. Multi fuel stove with a tiled surround and a granite hearth. Radiator. Tiled flooring.

### Utility

6'7" x 5' (2.01m x 1.52m)

Composite double glazed entrance door to the side elevation. Fitted wall and base units with laminate work surfaces. Pop up

worktop power extension. Inset resin sink. Space and plumbing for a washing machine. Space for a tumble dryer. Partially tiled walls. Recessed ceiling down lighters. Tiled flooring.

### W.C

UPVC double glazed window to the side elevation. Recessed ceiling down lighters. Pedestal wash hand basin with a tiled splashback. Mid level w.c. Radiator. Solid wood flooring.

### Stairs and Landing

Access to the loft which is partially boarded and has a ladder. Airing cupboard. Radiator.

### Bedroom One

11'8" x 11'7" (3.56m x 3.53m)

UPVC double glazed windows to the front and side elevations. Built in three door wardrobe. Radiator.

### En Suite

UPVC double glazed window to the side elevation. Vanity basin unit with storage under. Recessed w.c. Double shower enclosure with a power shower. Shaving socket. Extractor fan. Heated towel rail. Partially tiled walls. Tiled flooring with underfloor heating.

### Bedroom Two

11'6" x 9' (3.51m x 2.74m)

UPVC double glazed window to the front elevation with fitted blinds. Built in double wardrobe. Radiator.

### Bedroom Three

11'8" x 8'11" (3.56m x 2.72m)

UPVC double glazed window to the front elevation with fitted blinds. Built in storage cupboard. Radiator.

### Bedroom Four

10'10" x 8' (3.30m x 2.44m)

Two UPVC double glazed windows to the rear elevation. Fitted bedroom furniture including; a single bed, wardrobe, storage cupboard and dresser. Radiator.

### Family Bathroom

UPVC double glazed window to the rear elevation.

Four piece fitted bathroom suite comprising of; a panel bath with a handheld shower attachment, vanity basin unit with under counter storage, recessed w.c. and a shower enclosure with a wall mounted shower over. Extractor fan. Partially tiled walls. Heated towel rail. Shaver socket. Tiled flooring with under floor heating.

### Garage

Up and over garage door to the front elevation. Power and lighting.

### Externally

Externally, to the front of the property, there are electric secure gates opening onto a tarmac driveway, providing off-road parking for up to five vehicles. Gates on either side of the property lead to the rear garden, which is mainly laid to lawn and features a paved patio area, along with multiple timber log-store sheds. A timber summer house, complete with power, offers versatile potential for a variety of uses. Additional external features include an outside tap, automatic security lighting, and a CCTV system.

### Additional Information

Freehold. Council Tax Band D.

Total Floor Area: 1420 Square Meters / 132 Square Meters.

### Disclaimer

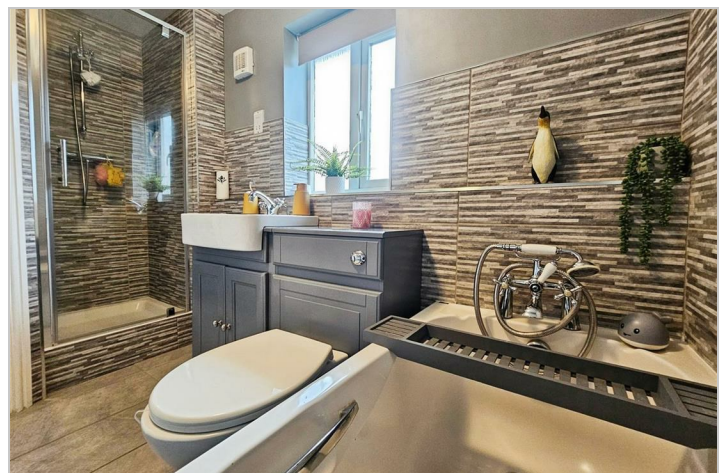
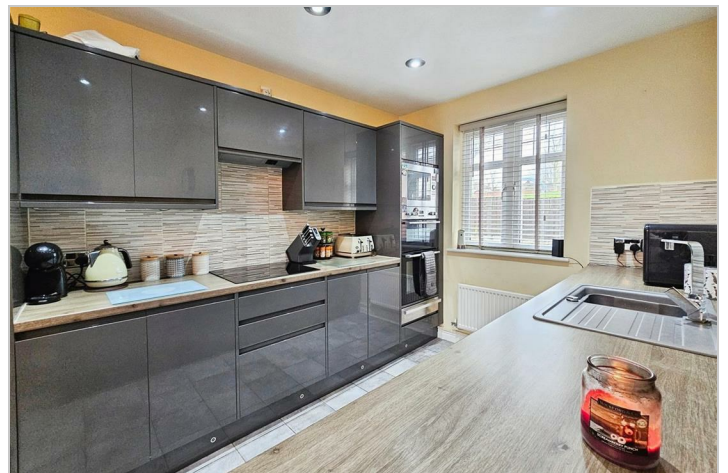
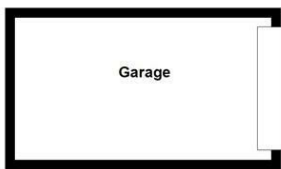
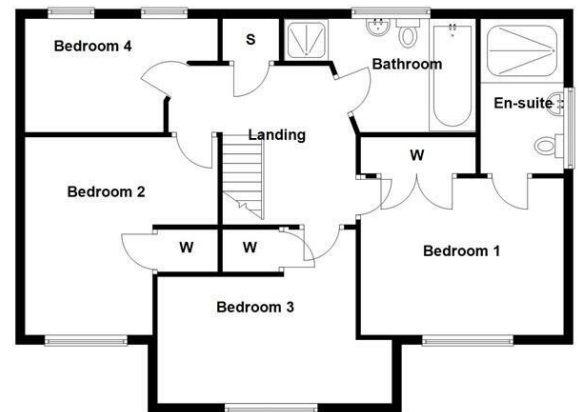
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Ground Floor



First Floor





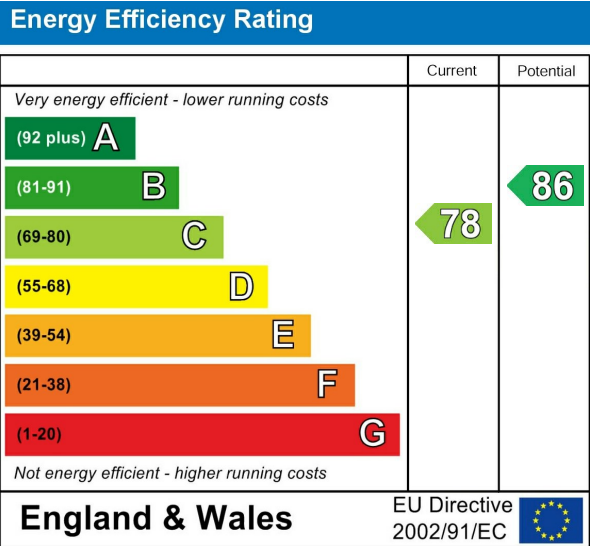
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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