



16 Restawyle Avenue | PO11 0PG | £380,000

GEOFF **FOOT**
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Internal viewing is highly recommended to appreciate the accommodation on offer in this extended semi-detached House in Mill Rythe location, convenient to local schools, shops and bus routes. There is a Kitchen/Breakfast Room, Dining Room, downstairs Cloak/Shower Room, Sitting room and generous sized Lounge looking over the enclosed rear Garden. Upstairs is four double Bedrooms and a Family Bathroom with Jacuzzi style bath. An ideal family home.

- **Extended semi-detached house in Mill Rythe location.**
- **Four double Bedrooms.**
- **Spacious Lounge, separate Sitting Room & Dining Room.**
- **Downstairs Shower/Cloak Room. Family first floor Bathroom.**
- **Spacious Kitchen with Breakfast bar.**
- **Generous enclosed rear Garden.**
- **Casual parking area to front.**
- **Convenient local schools, shops and bus routes.**
- **Gas heating system & double glazing.**
- **Ideal family home.**

Freehold | | Council Tax Band: C

The accommodation comprises:

Covered entrance. UPVC double glazed door and side lights to –

Hallway –

Radiator. Staircase rising to first floor.

Cloak/shower Room –

Close coupled WC and glass circular sink with mixer tap. Built in shower cubicle with mixer shower. Ceramic wall and floor tiling. Recess with glass display shelving and light. Cupboard below. Under floor heating. Ladder style towel radiator. Window to side and extractor fan.

Sitting Room –

Wooden fireplace surround with marble backing and matching hearth. Coal effect gas fire. Dado rail. Double glazed window to front aspect. Telephone point and two wall light points.

Kitchen/Breakfast Room –

Marble effect work surface with inset 1.5 bowl single drainer stainless steel sink unit. Space & plumbing for dish washer. Space for automatic washing machine and drier. Inset 4-ring gas hob, stainless steel splash back and overhead extractor hood. Carousel corner cupboard and range of light wood effect wall and base cupboards and drawers. Space for 'American style' fridge/freezer. Built in cupboard with gas, electric meters and Consumer unit. Eye level oven with cupboards and drawer unit. Glass fronted display wall cupboards and cupboard housing 'Worcester' gas boiler. Double glazed door to side. breakfast bar forming divider to:

Dining Room –

Laminate flooring. Space for table and chairs. Radiator. Wide arch to:

Lounge –

Two large Velux skylights. Fireplace surround with marble backing and hearth, coal effect gas fire. Two radiators. Laminate flooring. Obscure glazed window from Kitchen. Double glazed window and door to rear garden.

Stairs to Landing – Spotlight bar. Access to loft space.

Bedroom 1 –

Laminate flooring. Radiator. Ceiling light/fan. Double glazed window to front. Built in airing cupboard housing hot water tank and shelving. Arched recess. Heating timer control switch.

Bedroom 2 –

Double glazed window to front aspect. Range of matching wardrobes and overbed space cupboards. TV aerial point and shelf. Built in wardrobe with shelf and hanging rail. Ceiling light/fan. Radiator.

Bedroom 3 –

Double glazed window to rear elevation. Double wardrobe and matching chest of drawers. Ceiling light/fan. Radiator.

Bedroom 4 –

Double glazed window to rear elevation. Radiator. Ceiling light/fan.

Family Bathroom –

Corner Jacuzzi bath with mixer tap. Pedestal wash hand basin and close coupled WC. Ceramic wall and floor tiling. 'Ladder style' towel radiator. Obscure double glazed window to rear elevation. Mirror over sink.

Outside – Open plan frontage which is laid to lawn. Double wooden gates to

Rear Garden –

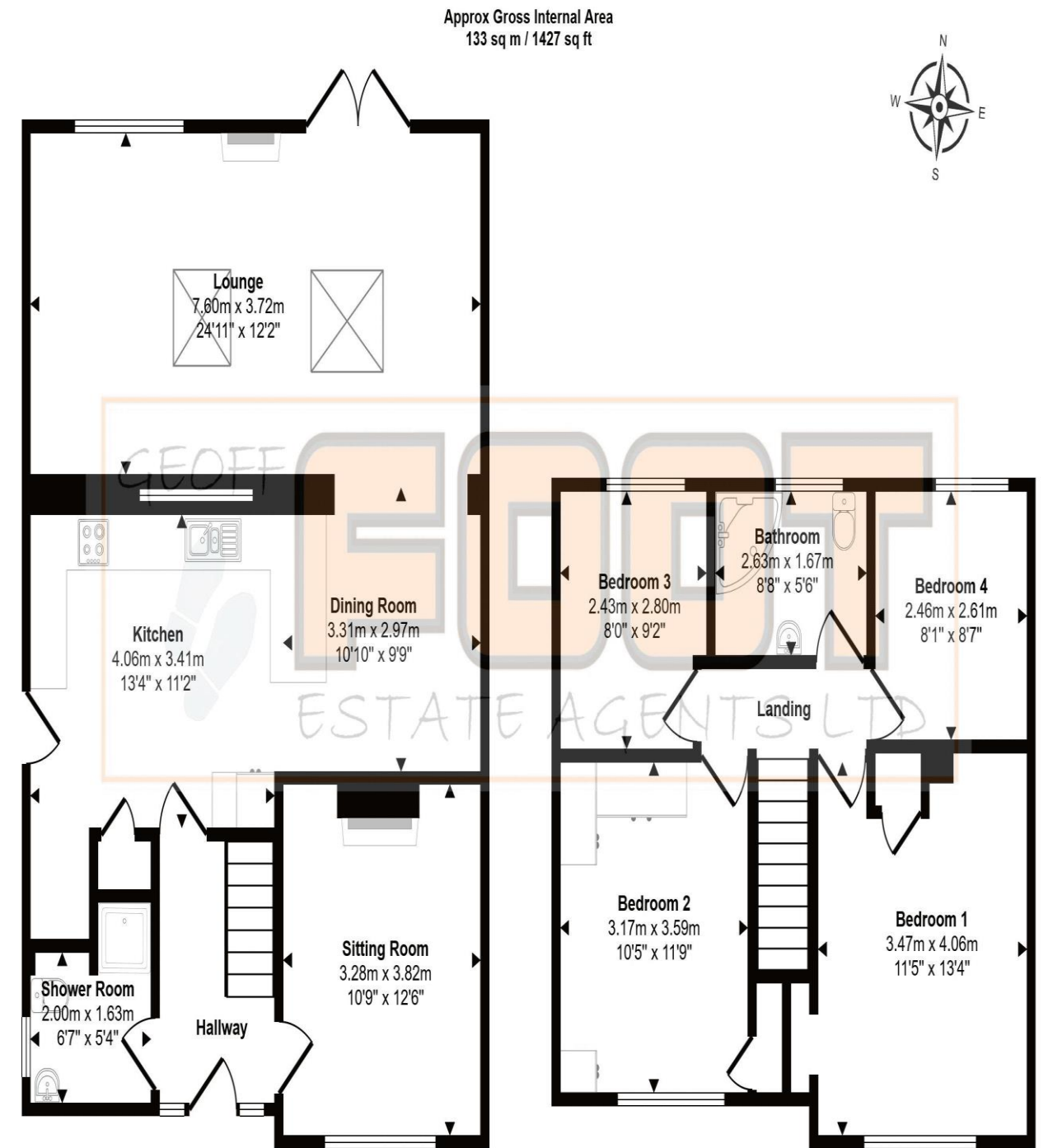
Paved patio and timber garden shed. Wall light. Low fence and wrought iron gate to lawned area. Conifers to borders. outside water tap point. Two wall light points. Further paved patio area, wall enclosed. Fence and wall enclosed garden.

[To view the virtual tour for this property please scan the QR Code >>](#)



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.