









Guide price £400,000

# 11a Willow Tree Avenue

Cowplain, PO8 8AL

- SEMI DETACHED BUNGALOW
- TWO BATHROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- POPULAR LOCATION
- SCOPE TO EXTEND UPWARDS (STPP)
- THREE BEDROOMS
- 17FT LIVING ROOM
- DINING ROOM
- CLOSE PROXIMITY TO SHOPS & LOCAL SCHOOLS
- GATED DRIVEWAY

Nestled in the sought-after Cowplain area, this extended semi-detached bungalow offers an ideal blend of modern comforts and potential for further personalization. Situated within close proximity to popular local schools, shops, transport links, and the picturesque Queens Inclosure woodlands, this property promises a convenient and family-friendly lifestyle.



As you approach, a spacious driveway provides ample off-road parking for several vehicles. Upon entering, you are welcomed by a bright and spacious entrance hallway that provides access to all principal rooms.

At the front of the property, a well-proportioned living room features a charming bay window, flooding the space with natural light. There are three generous double bedrooms, one of which includes a dressing area that presents the possibility of creating a second en-suite. The second bedroom already benefits from a modern en-suite bathroom.

The family bathroom, equipped with a three-piece suite designed for those with limited mobility, features a practical shower/walk-in bath.

The rear of this home is where it truly shines. A dining area seamlessly transitions into a stunning kitchen/breakfast room, showcasing a vaulted ceiling with Velux windows that bathe the space in natural light. The kitchen itself is a contemporary masterpiece, boasting light grey Shaker-style cabinets, solid worksurfaces, and a central island. French doors lead out to the generously sized rear garden.

The garden, accessible through French doors, features a well-proportioned patio area perfect for entertaining and alfresco dining. The remainder of the garden is a blank canvas, awaiting the new owners' creative touch.

Lovingly modernized, this property still offers the opportunity for the new owners to put their stamp on the final phase of works in the family bathroom and or the scope to extend upwards (Subject to planning)

Don't miss the chance to make this charming bungalow your dream home in Cowplain.





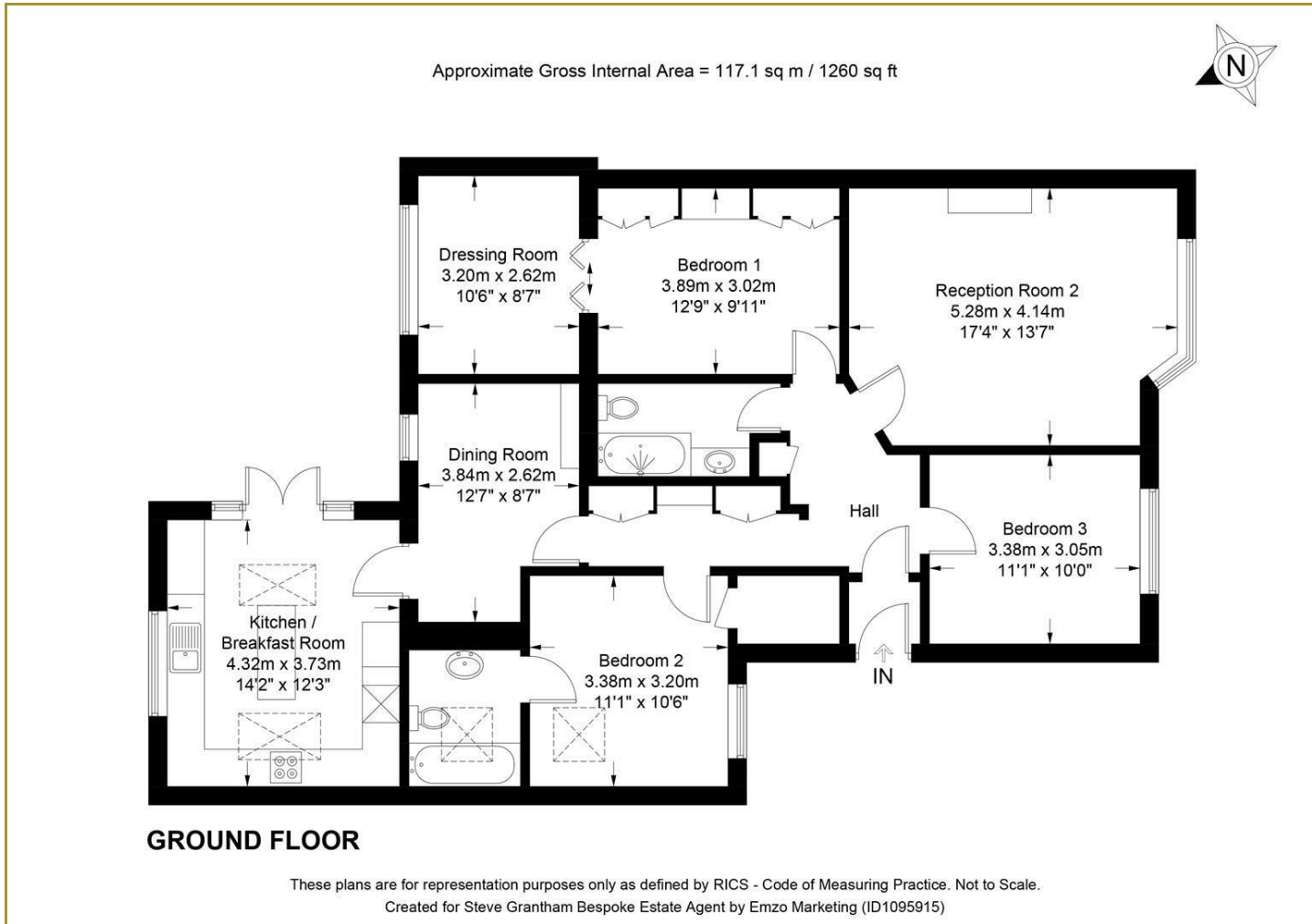




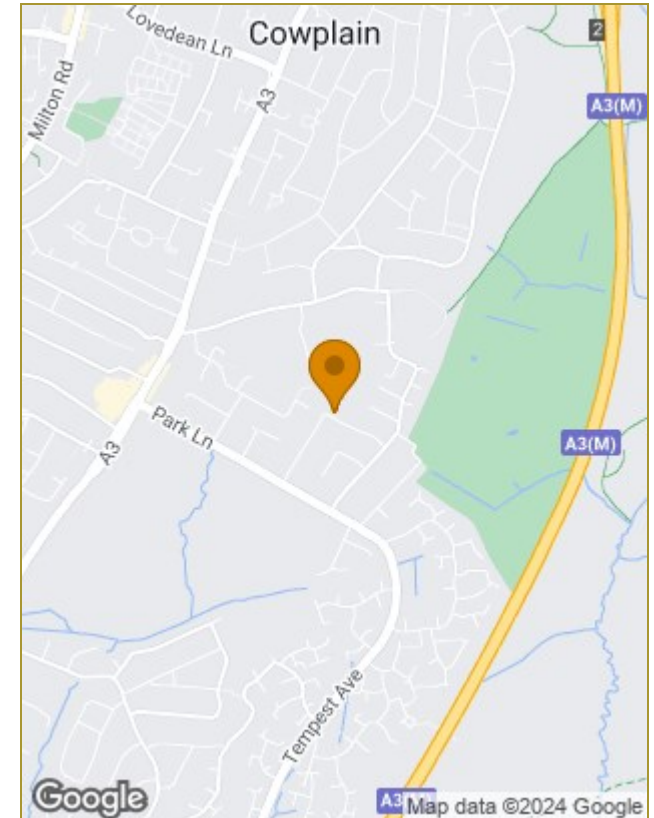




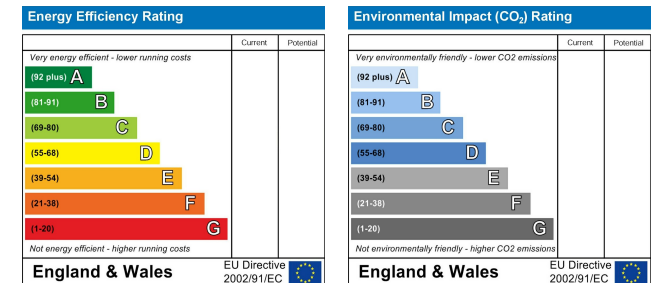
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.