





25A Yoells Lane

Lovedean, PO8 9SG

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 19FT LIVING ROOM
- DRIVEWAY & GARAGE
- NON-ESTATE LOCATION
- TWO BATHROOMS
- LARGER THAN AVERAGE REAR GARDEN
- THREE RECEPTION ROOMS

Located in a desirable non-estate location in the heart of Lovedean, this beautifully presented four-bedroom detached family home offers both space and versatility, perfectly suited to modern family life. The well maintained garden is a stand out feature of this fabulous home.

Guide price £640,000



From the moment you arrive, the welcoming frontage sets the tone, with a smart resin driveway leading to the garage, bordered by shingle, mature shrubs and trees, all hinting at the care and attention given throughout.

Stepping inside, you're greeted by a spacious entrance hallway where oak glazed doors open into the main living areas, giving an immediate sense of warmth and flow. To the front of the home is a generously sized lounge, perfect for relaxing evenings, with double doors that lead into a formal dining room. From here, sliding patio doors frame views of the beautifully landscaped rear garden and offer easy access to the patio—ideal for entertaining. The kitchen, fitted with shaker-style units, a composite worktop and instant hot water tap, sits adjacent to the dining area and flows into a separate breakfast room. This layout provides exciting potential for reconfiguration, offering the opportunity to create a striking open-plan kitchen/dining/family space if desired. A ground floor WC completes the downstairs accommodation.

Upstairs, four comfortable double bedrooms all benefit from built-in wardrobes or integral cupboard space, offering ample storage. The master bedroom enjoys the luxury of an en-suite shower room, featuring a generous 1000mm x 1000mm tray and a power rain shower. The family bathroom is well-appointed with a double sink unit and is ideal for busy family life.

The rear garden is a standout feature—thoughtfully landscaped and lovingly maintained. A paved patio stretches across the back of the house, providing the perfect spot for outdoor dining and relaxation. This leads up to a raised Indian Sandstone terrace, surrounded by a lush, manicured lawn and vibrant planting beds softened with slate chippings. A timber-framed garden room with a Scandinavian tile roof sits at the far end, offering a cosy space for summer evenings or alfresco entertaining. A raised decking area provides yet another space to unwind, and practical touches such as an outside tap and external power points complete the outdoor offering.

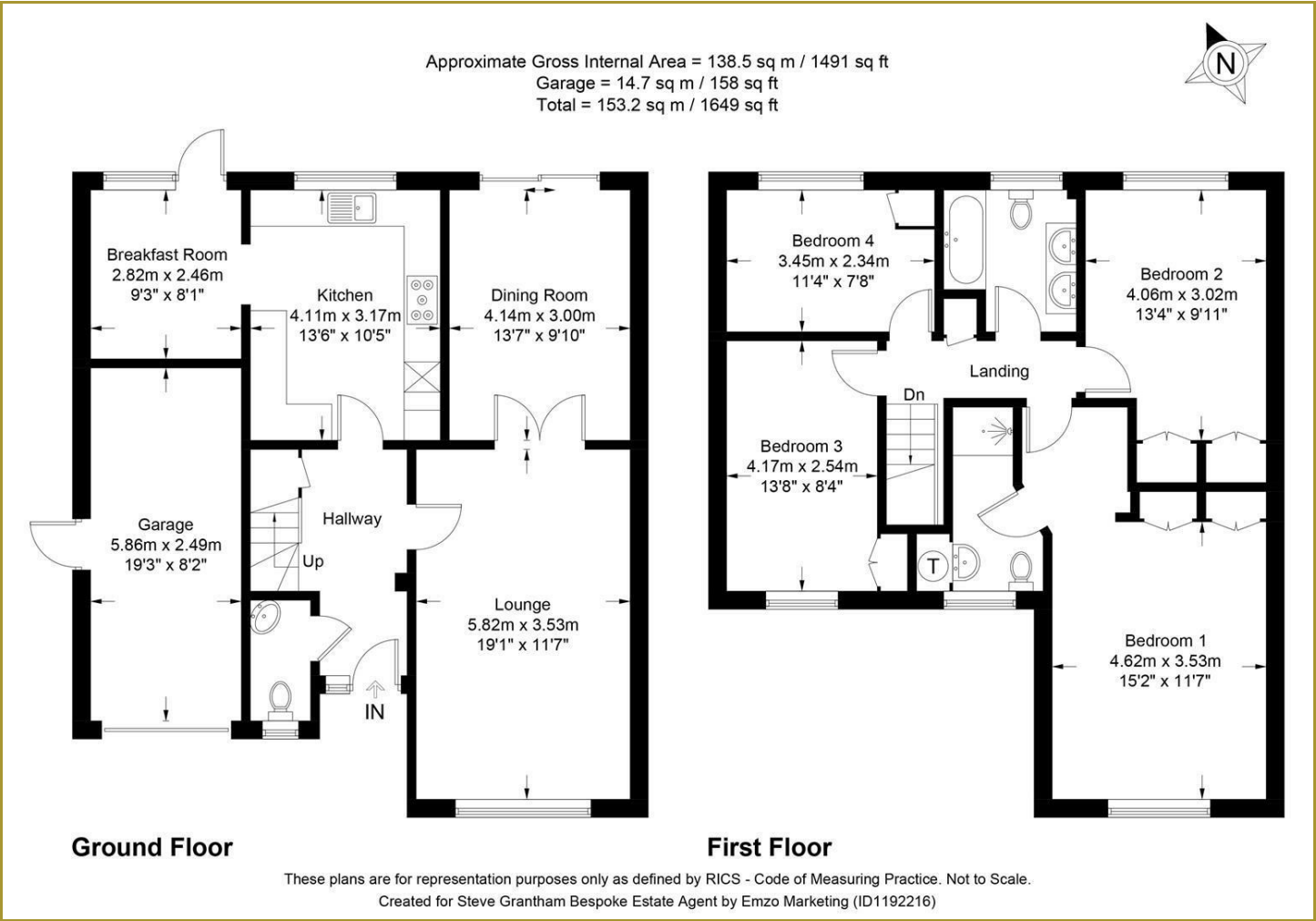
This is a home that has been designed for comfortable family living while offering scope to personalise and adapt to your own lifestyle, all within one of Lovedean's most desirable pockets.







Floor Plans

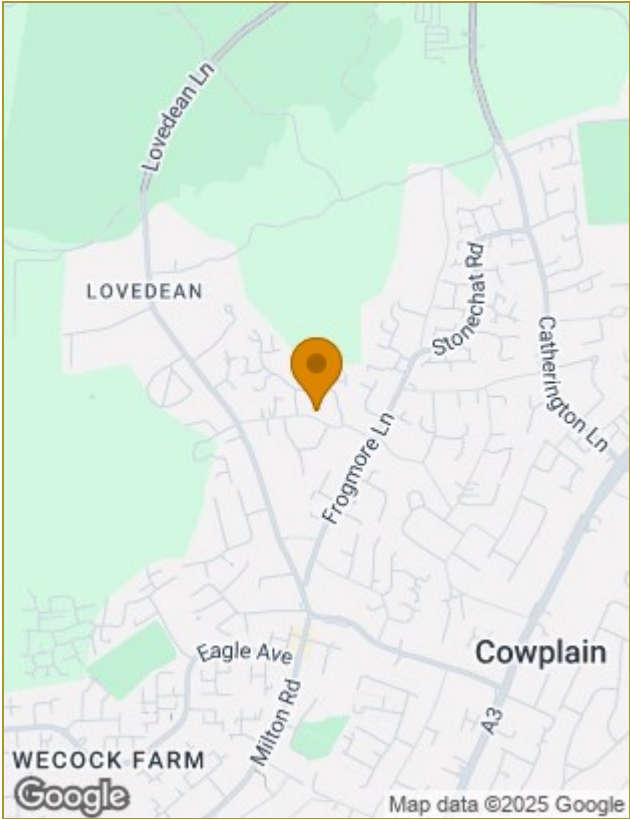


Viewing

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.

Location Map



Energy Performance Graph

