



GUIDE PRICE

**£499,950**

**Silvester Road**

Cowplain, PO8 8TL

## PROPERTY SUMMARY

We are delighted to offer for sale this very well presented and extended 4/5 bedroom detached family residence in a highly regarded area of Cowplain. This property provides spacious accommodation throughout and internal viewings are very strongly advised. The property boasts 4 double first floor bedrooms, a modern family bathroom, a large lounge, impressive entrance hall, open plan kitchen/diner, conservatory, WC and a further reception room/bedroom 5. Externally there is a well kept rear garden and a very large amount of off road parking at the front providing considerable parking for multiple vehicles. The property is conveniently situated close to several popular local schools, shops and the Queens Inclosure protected woodlands. To arrange your viewing contact us as sole agents today!





**ENTRANCE PORCH** Window and door to front aspect, door to:

**RECEPTION HALL** Radiator, under stair cupboard, stairs to first floor, doors to:

**WC** Window to side aspect, WC and hand wash basin with vanity surround and cupboard under.

**LOUNGE** 17' x 11' 05" (5.18m x 3.48m) Window to front aspect, radiator, double doors to kitchen/diner.

**KITCHEN/DINER** 21' 06" x 10' 05" (6.55m x 3.18m) Window to rear aspect, door to side, radiator, range of fitted cupboards, units and work surfaces with single bowl sink unit with mixer tap over, integrated oven and hob, plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar, spot lighting, double doors to:

**CONSERVATORY** 11' 02" x 10' 08" (3.4m x 3.25m) Windows to all sides, double doors to rear garden, light and power.

**RECEPTION ROOM/BEDROOM 5** 15' 08" x 7' 08" (4.78m x 2.34m) Windows to front and rear, door to rear garden, electric heater, light and power.

**FIRST FLOOR** Landing - Window to side aspect, access to loft, doors to:

**BEDROOM 1** 17' 02" x 11' 05" (5.23m x 3.48m) Window to front aspect, radiator, extensive built in wardrobes.

**BEDROOM 2** 10' 08" x 9' 10" (3.25m x 3m) Window to rear aspect, radiator.

**BEDROOM 3** 10' 08" x 7' 01" (3.25m x 2.16m) Window to rear aspect, radiator, airing cupboard housing boiler.

**BEDROOM 4** 9' 01" x 7' 05" (2.77m x 2.26m) Window to front aspect, radiator.

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, spot lighting, fully tiled.

**OUTSIDE** Front - Extensive frontage with block paved area and shingle area providing extensive off road parking, gated side access to:

**REAR GARDEN** Good sized rear garden which is mostly laid to lawn and has a large block paved patio area, rear patio area, outside tap, power points and lighting, twin gated side access, timber shed, railway sleeper style borders.

