



Porthminster Island

£425,000

- Extended 4 bedroom semi-detached property
- Integral Garage and driveway
- Rear Extension with beautiful views
- Council Tax Band F
- Viewing highly recommended
- EPC Rating: D



 4  2  3



About the property

Welcome to this beautifully presented four-bedroom semi-detached home, offering an exceptional blend of style, space, and comfort. Situated in a highly sought-after location, this property boasts a stunning rear extension, perfect for modern family living.

As you step inside, you'll immediately notice the elegant herringbone woodblock flooring that runs throughout most of the downstairs, adding a touch of timeless sophistication. To the front of the property, a separate formal lounge provides a cosy space for relaxation. Moving towards the rear, you'll find an additional living room that seamlessly flows into the bright and spacious dining room extension. The bifold doors in the extension open up to the garden, creating an inviting indoor-outdoor living experience.

The well-appointed kitchen, complete with a convenient utility room, caters to all your culinary needs, while a downstairs cloakroom adds to the home's practicality.

Upstairs, the first floor offers four generously sized bedrooms, with the master benefiting from a stylish ensuite. A modern family bathroom serves the remaining bedrooms. The property also features an integral garage, providing ample storage or the potential for further development.

The rear garden is a true highlight, beautifully landscaped and backing onto the picturesque Island Farm and surrounding fields, offering a peaceful and scenic backdrop.



Accommodation

Entrance Hall

Cloakroom

Lounge

12' 10" max x 8' 10" max (3.91m max x 2.69m max)

Living Room

14' 8" x 11' 10" (4.47m x 3.61m)

Dining Room Extended

26' x 8' 9" (7.92m x 2.67m)

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

Utility Room

First Floor

Landing

Bedroom One

14' 9" x 11' 10" (4.50m x 3.61m)

Ensuite

Bedroom Two

12' 11" x 11' 9" (3.94m x 3.58m)

Bedroom Three

14' 9" max x 7' 10" max (4.50m max x 2.39m max)

Bedroom Four

9' x 6' 7" (2.74m x 2.01m)

Bathroom

Garage

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Floorplan



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