



Asking Price £270,000

This extremely well presented and extended family home has been completely renovated and redecorated to a high standard throughout and is a credit to its current owners. The accommodation to the the ground floor comprises, entrance hallway with under stairs storage cupboards, bay fronted lounge with feature fireplace, dining room, a light and airy modern fitted kitchen with integrated appliances and a wet room/wc. Upstairs there are three bedrooms and a modern family bathroom. Further benefits include gas central heating, double glazing, and fully boarded loft space. One of the main delights lies with the generous enclosed level rear garden measuring in excess of 90` which is well established with a wide variety of flowers, bushes and shrubs whilst being laid mainly to lawn with a seating area at the rear. Novahomes highly recommend an early viewing to fully appreciate all the attributes that this beautiful family home has to offer.

novahomes

Established 2008

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Saltburn Road, St Budeaux, PL5 1PA

Ground Floor

Entrance Vestibule

Mosaic tiled flooring, uPVC double glazed door to the front, original Georgian half glazed door with feature leaded stained glass to:

Entrance Hall

Double radiator, original stained wooden floors, dado rail, coving to ceiling, stairs rising to the first-floor landing with built in storage cupboards, door to:

Lounge

3.80m (12`5") x 3.55m (11`8")

UPVC double glazed bay window to the front, living flame effect gas fireplace with feature marble surround, double radiator, original stained wooden flooring, coving to ceiling, open plan through to:

Dining Room

3.56m (11`8") x 3.09m (10`2")

Double radiator, original stained wooden flooring, coving to ceiling, uPVC double glazed French double doors leading out onto the rear garden.

Kitchen

5.61m (18`5") x 2.35m (7`9")

Fitted with a matching range of base and eye level units with worktop space over with acrylic 1+1/2 bowl sink unit, built-in integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, space for tumble dryer, built-in electric fan assisted double oven, built-in four ring gas hob, uPVC double glazed window to the side, two double glazed skylights, two upright radiators, UPVC double glazed obscure door to the rear garden, bi-fold door to:

Wet Room

Fitted with three-piece suite comprising shower, wash hand basin and low-level WC with tiled surround.

First Floor

Landing

Built in airing/storage cupboard, double radiator, coving to ceiling, access to fully boarded loft space, door to:

Bedroom 1

3.59m (11`9") x 3.58m (11`9")

UPVC double glazed bay window to the front, double radiator, coving to ceiling.

Bedroom 2

3.73m (12`3") x 3.59m (11`9")

UPVC double glazed window to the rear, double radiator, coving to ceiling.

Bedroom 3

2.52m (8`3") x 1.85m (6`1")

UPVC double glazed window to the front, radiator, picture rail.

Bathroom

Fitted with three-piece suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, uPVC obscure double-glazed window to the rear, heated towel rail, tiled flooring.

Outside

Rear

At the rear of the property there lies one of the main attractions to the property by way of an enclosed level rear garden which measures approximately 95` and is laid mainly to lawn with a wide variety of flowers, shrubs and bushes with a seating area at the back of the garden and a paved path to one side.

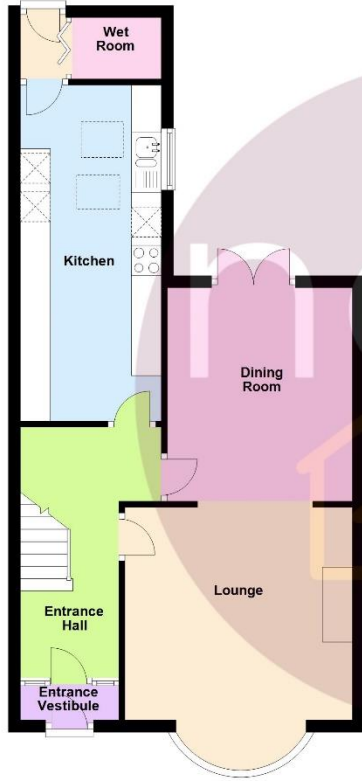
Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

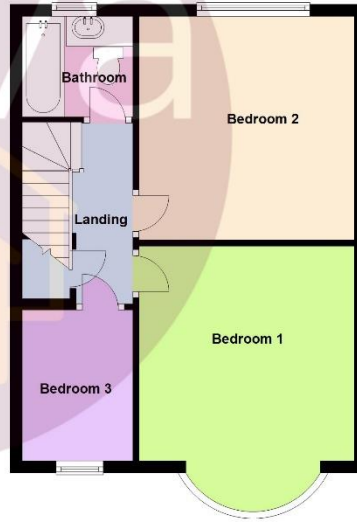




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

