



Asking Price £247,500

Well presented and spacious four-bedroom, three-storey townhouse nestled in the highly sought-after area of Austin Crescent, Eggbuckland. Perfectly positioned close to local schools and amenities, this is a great family home. Step inside to discover spacious designed living accommodation. The inviting lounge provides a warm and welcoming space to relax, while the convenient downstairs cloakroom adds practicality to the home's thoughtful layout. The generous kitchen/dining area is ideal for both family meals and entertaining, featuring modern fittings and ample space, which leads to the low maintenance rear garden. Ascend to the upper floors to find four well-proportioned bedrooms, each offering comfort and style. The property also benefits from modern four-piece family bathroom. Additional highlights of this property include allocated parking for your convenience, double glazing, and gas central heating. The impressive rear garden is a standout feature, offering lovely views and an ideal setting for outdoor gatherings and relaxation. An internal viewing is essential to truly appreciate the numerous features that make this townhouse a perfect family home.

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Established 2008

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Austin Crescent, Eggbuckland, PL6 5QT

Accommodation Comprises

GROUND FLOOR

Entrance Hall

Lounge
17` 11" (5.46m) x 13` 4" (4.06m)

Bedroom Three
8` 3" (2.51m) x 7` 5" (2.26m)

Downstairs WC

FIRST FLOOR

Bedroom One
10` 10" (3.3m) x 8` 9" (2.67m)

Bedroom Two
11` 8" (3.56m) x 6` 6" (1.98m)

Bedroom Four
8` 6" (2.59m) x 5` 10" (1.78m)

Bathroom

LOWER GROUND FLOOR

Kitchen/Dining Room
25` 11" (7.9m) x 13` 4" (4.06m)

OUTSIDE

Front

To the front of the house there is a tiered garden which has stone chippings and shrub borders, with a pathway leading to the front entrance and further around to the side of the property.

Rear Garden

To the rear of the property lies an enclosed garden which backs onto established trees and is made up of a good size patio that can be accessed via sliding doors from the kitchen/diner and two decked seating areas, including an undercover area ideal for a hot tub. The garden can be accessed via a pathway to the side of the property.

Parking

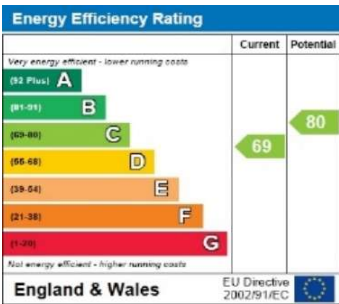
The property benefits from an allocated parking space situated within a nearby car park.

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.







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.



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.

