



Offers Over £355,000

Welcome to this stunning five-bedroom detached modern family home, situated in the desirable location of Samuel Bassett Avenue, Southway. Within close proximity to local schools, shopping amenities, and public transport routes, this property offers both convenience and luxury. Immaculately presented throughout, this home is a true credit to its current owners. The incredibly versatile accommodation is arranged over three floors, catering to the needs of a growing family.

The ground floor features an inviting entrance hall leading to a convenient downstairs cloakroom. The modern kitchen/dining room is equipped with integrated appliances, perfect for family meals and entertaining. The spacious and light-filled lounge boasts feature box windows, creating a warm and welcoming atmosphere. On the first floor, you will find three beautifully appointed bedrooms, one of which benefits from an en-suite shower room. A luxurious family bathroom completes this floor, ensuring comfort and convenience. The second floor offers two additional double bedrooms, both featuring charming box windows that add character and charm. A further family bathroom on this level ensures ample facilities for a large family. Externally, the property benefits from a landscaped low-maintenance rear garden, perfect for outdoor relaxation and gatherings. Rear access leads to an allocated parking space and a single garage, providing ample storage and convenience. This exceptional property truly needs to be seen to be appreciated. Offering versatile living accommodation to suit a growing family, it is an ideal home in a prime location. Don't miss the opportunity to make it your own.

Samuel Bassett Avenue, Southway, PL6 6FL

Accommodation Comprises

Entrance Hall

Downstairs Cloakroom

Lounge 4.9m (16'1") x 3.5m (11'6")

Kitchen/Dining Room 4.96m (16'3") x 3.47m (11'5")

First Floor Landing

Bedroom 3.45m (11'4") x 3.16m (10'4")

En-Suite Shower room

Bedroom 3.14m (10'4") x 2.83m (9'3")

Bedroom 3.1m (10'2") Into Recess x 2.05m (6'9")

Bathroom

Second Floor Landing

Bedroom 3.26m (10'8") x 3.16m (10'4")

Bedroom 3.26m (10'8") x 3.16m (10'4")

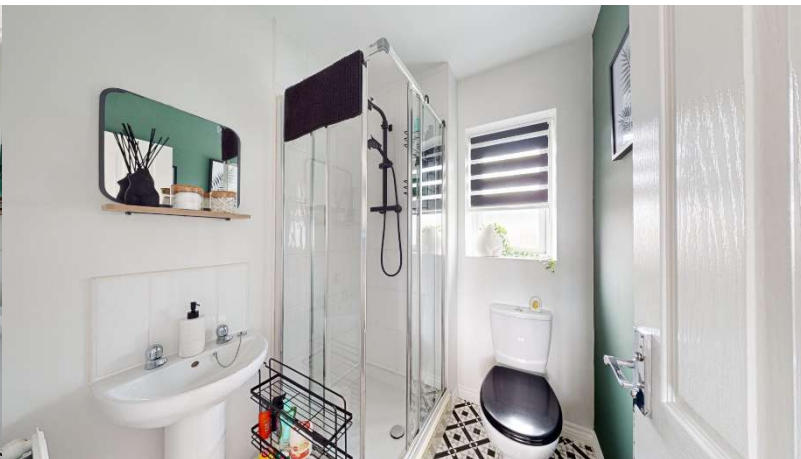
Bathroom

Garage 5.51m (18'1") x 2.99m (9'10")

Viewing Arrangements

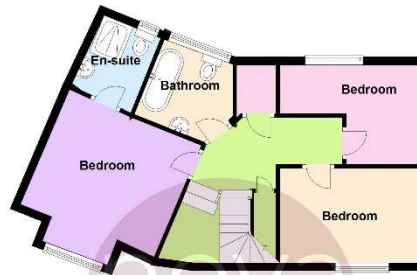
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







First Floor



Ground Floor



Second Floor



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 effort has been made to ensure the accuracy of the floor plans 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 PlanIt-Up.

