



## Asking Price £290,000

Beautifully Presented and Extended Four-Bedroom Semi-Detached Family Home nestled in the sought-after location of Tamerton Foliot, this semi-detached family home offers spacious and versatile living with an impressive dormer loft conversion, adding a generous master bedroom to the second floor. The ground floor welcomes you with an entrance porch and hallway, leading to a cozy lounge, a bright dining room, and a modern, fully fitted kitchen, ideal for family gatherings and entertaining. The first floor offers three bedrooms and a contemporary family bathroom, with the dormer conversion on the top floor creating a luxurious and private master suite. Outside, the property features well-maintained front and rear gardens, a driveway with ample space for multiple vehicles, and a garage, providing added convenience and storage. This fantastic family home combines style, space, and a prime location – a perfect choice for those looking to settle in the heart of Tamerton Foliot.

## Ashleigh Close, Tamerton Foliot, PL5 4PZ

### Accommodation Comprises

#### Ground Floor

Porch

Hall

Kitchen 2.95m (9` 8") x 2.16m (7` 1")

Dining Room 2.95m (9` 8") x 2.87m (9` 5")

Lounge 4.42m (14` 6") x 3.12m (10` 3")

#### First Floor

Landing

Bathroom

Bedroom 3 3.00m (9` 10") x 2.71m (8` 11") plus 0.34m (1` 1") x 0.34m (1` 1")

Bedroom 2 4.42m (14` 6") x 3.03m (9` 11") plus 0.34m (1` 1") x 0.34m (1` 1")

Bedroom 4 2.02m (6` 7") x 1.82m (6` ) plus 0.34m (1` 1") x 0.34m (1` 1")

#### Second Floor

Bedroom 1 4.73m (15` 6") x 3.84m (12` 7")

#### Outside

##### Front

The property benefits from a front garden, mainly laid to lawn with a long driveway for multiple vehicles to one side, providing access to the front entrance, rear garden and garage.

##### Rear Garden

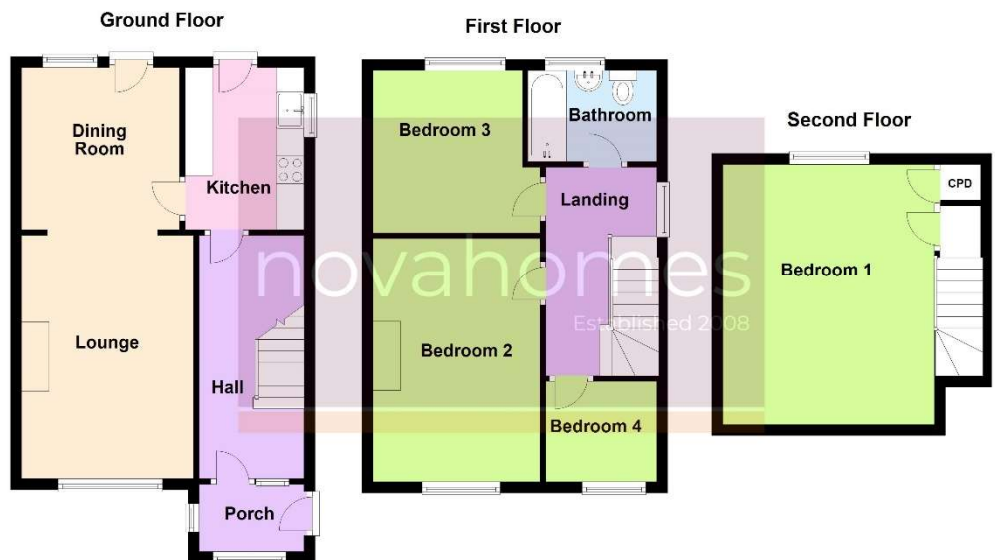
Enclosed low maintenance rear garden, with two paved seating areas with raised borders







**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.

