



## Asking Price £210,000

This three bedroom semi-detached family home is nestled on a large corner plot within a popular location and lies close to local schools and amenities. The property comprises on the ground floor, porch, entrance hallway, lounge, separate dining room, kitchen, cloakroom and utility room. Upstairs are three bedrooms and a modern family shower room. Further benefits include gas central heating, double glazing and a generous enclosed rear garden which is a real feature of the property. Off street parking is provided by way of a car hard standing and although the property requires a degree of modernisation/decoration it comes to the market with no onward chain. Novahomes strongly recommend an early viewing to avoid disappointment.



## Harewood Crescent, Honicknowle, PL5 3PU

### Ground Floor

#### Porch

UPVC obscure double-glazed window to the front and side, uPVC double glazed door to the front, door to:

#### Entrance Hall

Double radiator, stairs rising to the first-floor landing, door to:

#### Lounge

**4.15m (13' 8") x 3.69m (12' 1")**

UPVC double window to the front, feature living flame effect gas fireplace, double radiator, dado rail, coving to ceiling.

#### Dining Room

**3.13m (10' 3") x 2.58m (8' 5")**

UPVC double glazed window to the rear, double radiator, coving to ceiling, open plan through to:

#### Kitchen

**3.13m (10' 3") x 2.58m (8' 5")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, gas and electric points for cooker, uPVC double glazed window to the rear, door to:

#### Cloakroom

Single glazed window to the side, fitted with low-level WC, door to:

#### Utility Room

**3.76m (12' 4") x 1.24m (4' 1")**

Space for fridge/freezer, metal double glazed obscure door to the side.

### First Floor

#### Landing

UPVC double glazed window to the side, double radiator, access to loft space, door to:

#### Bedroom 1

**3.70m (12' 2") x 3.66m (12')**

UPVC double glazed window to the front, double radiator, built in storage cupboards.

#### Bedroom 2

**4.15m (13' 8") x 2.54m (8' 4")**

UPVC double glazed window to the rear, built in wardrobe with sliding doors, built in storage cupboard, double radiator.

#### Bedroom 3

**2.77m (9' 1") x 2.50m (8' 3") max**

UPVC double glazed window to the front, double radiator, built in double storage cupboard with drawers beneath.

#### Shower Room

Fitted with three piece comprising tiled double shower enclosure with fitted electric shower above, vanity wash hand basin with cupboards under, tiled surround and low-level WC, uPVC obscure double-glazed window to the rear, radiator, tiled flooring.

### Outside

#### Front

To the front of the property the garden is laid mainly to lawn with a pathway to the side which approaches the main entrance of the property.

#### Rear

At the rear of the property there lies one of the main features of the property with a very generous enclosed corner plot which is part laid to lawn and part stone chipped with a metal storage shed and a path which leads to a timber summer house.

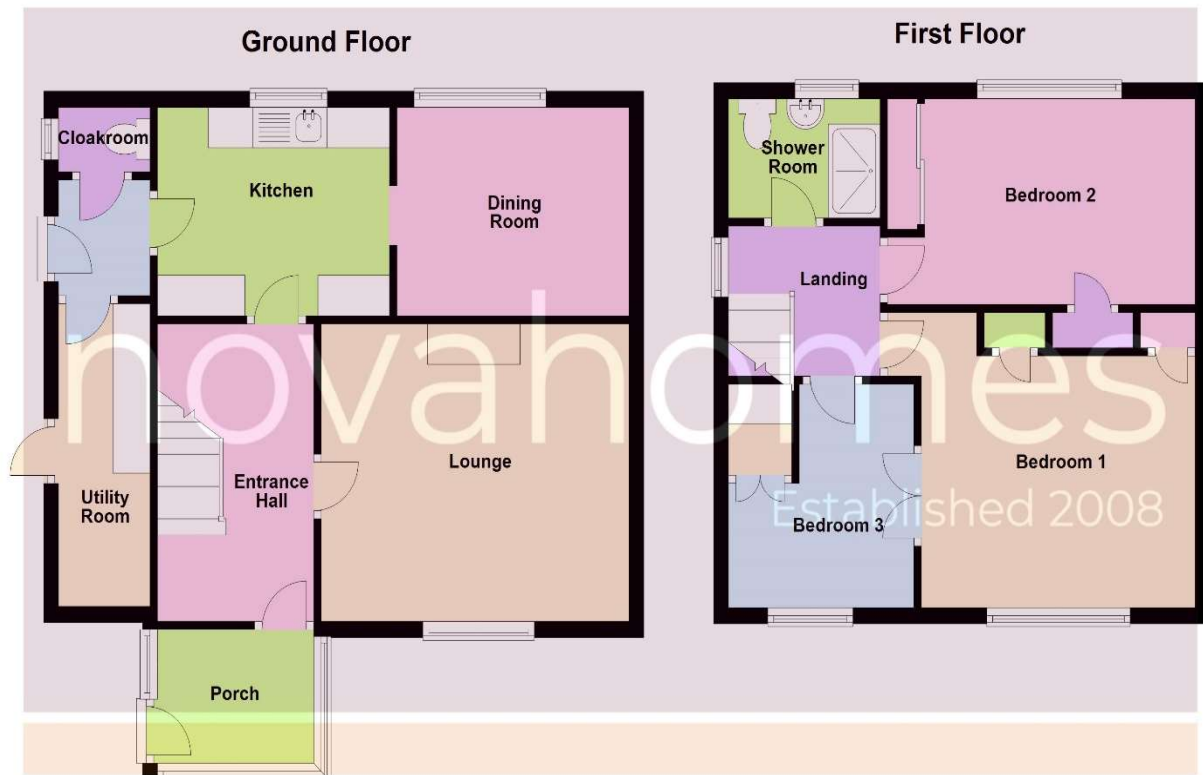
#### Parking

To the front of the property off street parking is provided by way of a car hardstand for one vehicle.









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.



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