## novahomes

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#### Offers Over £350,000

Novahomes are pleased to offer this 'Fletcher-built' three-bedroom detached dormer bungalow, located in the highly desirable and elevated setting of Reservoir Crescent. Offered to the market with no onward chain, this wellpresented home boasts bright and airy living accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge, a generous kitchen/dining room, two double bedrooms, and a family bathroom. Stairs lead to the first floor where you'll find a third bedroom with a dedicated dressing area, an en suite shower room, and access to ample eaves storage. There is also potential for further extension, subject to the necessary planning permissions. Outside, the property enjoys lovely elevated views to the front, with mature and wellmaintained gardens to both the front and rear. Gated access leads to a private driveway and garage featuring an electric door, power, and lighting. An excellent opportunity to acquire a quality home in a sought-after location early viewing is highly recommended.

## novahomes Established 2008

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#### Reservoir Crescent, Plymstock, PL9 8NG

#### Accommodation Comprises

- Ground Floor
- Entrance Hall
- Lounge 4.52m (14`10") max x 3.93m (12`11")
- Kitchen/Dining Room 5.10m (16`9") max x 3.60m (11`10")
- Bathroom 2.49m (8<sup>2</sup>) x 1.79m (5<sup>10</sup>)
- Bedroom 2 3.47m (11`4") x 2.87m (9`5") max
- Bedroom 1 3.33m (10` 11") x 3.33m (10` 11")
- First Floor
- Bedroom 3 3.33m (10`11") x 2.42m (7`11")
- **Dressing Area**
- En-suite
- Outside
- Garage 4.84m (15`11") x 2.42m (7`11")

#### **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.







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Spargo House, 10 Budshead Way, Crownhill, Plymouth, PL6 5FE

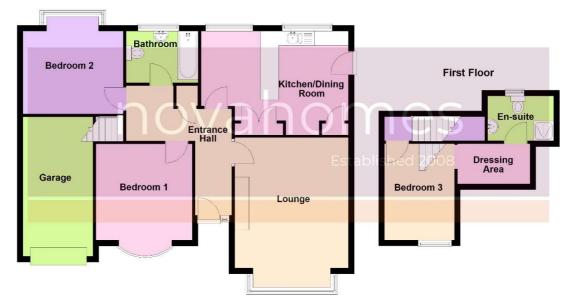
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**Ground Floor** 



**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.

