



## Asking Price £260,000

Novahomes are delighted to bring to the market this three bedroom split level detached family home which is situated on a generous enclosed corner plot. The accommodation to the ground floor comprises, entrance hallway, cloakroom, an impressive 21' lounge/dining room, modern kitchen and utility room.

Stairs then descend to the lower ground floor where there are three bedrooms (two with built in wardrobes) and a modern four piece bathroom suite. Further benefits include gas central heating and double glazing. To the rear of the property there lies a generous enclosed garden which is predominantly laid to lawn and off street parking is provided by way of a driveway for approximately three cars. The property offers No Onward Chain and Novahomes highly recommend an early viewing to avoid disappointment.

## Valley View Road, Higher Compton, PL3 6QJ

### Ground Floor

#### Porch

Radiator, uPVC double glazed door to the front, door to:

#### Entrance Hall

UPVC obscure double-glazed window to the side, coving to ceiling, access to loft space, stairs descending to the lower ground floor, door to:

#### Cloakroom

Fitted with two-piece suite comprising, wash hand basin, low-level WC and extractor fan.

#### Kitchen

**2.65m (8' 8") x 2.42m (7' 11")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to the front and side, radiator.

#### Lounge/Dining Room

**6.42m (21' 1") x 3.69m (12' 1")**

UPVC double glazed window to the front, rear and side, two radiators, uPVC double glazed sliding patio doors to the side opening onto the balcony.

#### Utility Room

**1.88m (6' 2") x 1.71m (5' 7")**

Fitted with a matching base unit, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas combination boiler which serves the domestic hot water and central heating system, uPVC obscure double-glazed window to the side.

### Lower Ground Floor

#### Bedroom 1

**4.23m (13' 11") x 3.18m (10' 5")**

UPVC double glazed window to the side, built in wardrobe with mirrored sliding doors, radiator.

#### Bedroom 2

**4.23m (13' 11") x 3.14m (10' 4")**

UPVC double glazed window and door to the side, built in wardrobe with mirrored sliding doors, radiator.

#### Bedroom 3

**2.98m (9' 9") x 1.67m (5' 6")**

UPVC double glazed window to the rear, radiator, door to:

#### Family Bathroom

Fitted with four-piece suite comprising panelled bath with hand shower attachment off, pedestal wash hand basin, tiled shower enclosure with fitted electric shower above and low-level WC, tiled splashbacks, extractor fan, heated towel rail.

### Outside

#### Front

To the front of the property there is a shared access entrance which leads to a private driveway providing parking for the cars with a path providing access to the rear garden.

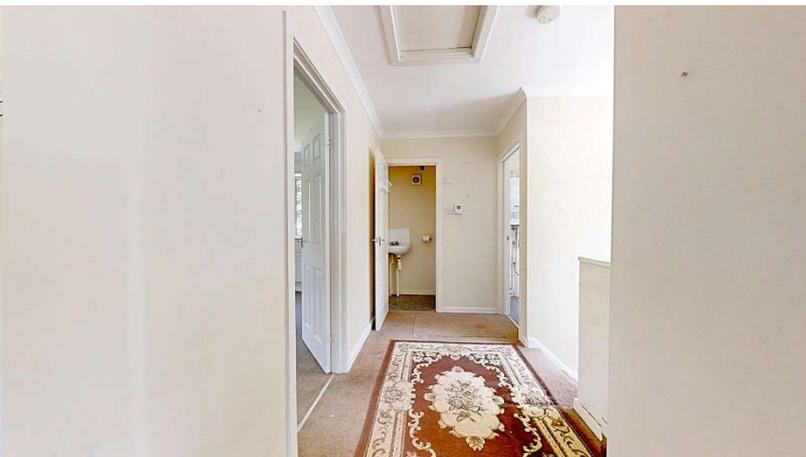
#### Rear

At the rear of the property there lies a generous enclosed south west facing garden which is predominantly laid to lawn with a wide variety of flowers, bushes and shrubs.

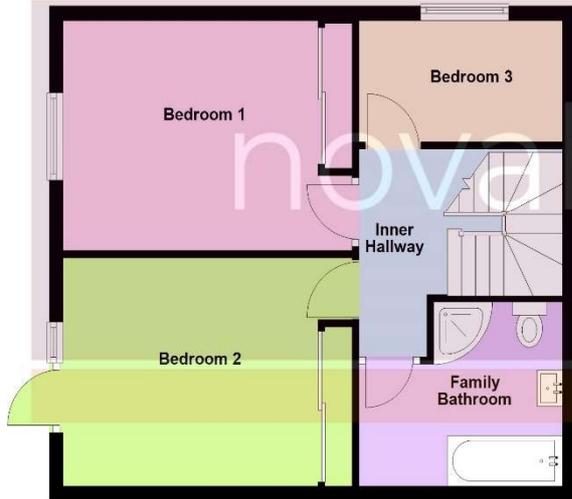
#### Viewing Arrangements

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





Basement



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.

