



Offers In Excess of £260,000

This well presented split level semi-detached family home is situated within a popular and sought after location and lies close to local schools and amenities. The accommodation comprises, entrance hallway, modern kitchen, good size lounge/diner, three double bedrooms and a modern family bathroom. Further benefits include, gas central heating, double glazing, an enclosed rear garden measuring approximately 88' and off street parking provided by way of an integral garage and driveway for approximately two cars.

Novahomes strongly recommend an early viewing to avoid disappointment.

Beverston Way, Widewell, PL6 7EE

GROUND FLOOR

A PVCu part glazed entrance door opens into the entrance hall.

ENTRANCE HALL

With radiator, decorative coving to ceiling, recessed ceiling spotlights, stairs rise to the first floor landing, an open plan doorway leads into the kitchen and a door and separate staircase descends into the lounge/dining room.

KITCHEN

2.88m (9' 6") x 2.22m (7' 3")

A modern fitted kitchen with a matching range of base and eye level units with worktop space above, twin bowl stainless steel sink unit with mixer tap and tiled splash backs, integrated fridge and freezer, plumbing for washing machine, and space for cooker with stainless steel cooker hood above, PVCu double glazed window to the front, tiled flooring, decorative coving to ceiling, recessed ceiling spotlights.

LOUNGE/DINING ROOM

5.79m (19') x 3.52m (11' 7")

With a radiator, oak wooden flooring, decorative coving to ceiling, recessed ceiling spotlights, under-stairs storage cupboard and PVCu glazed double doors with matching side windows opening onto the rear garden.

FIRST FLOOR

LANDING

With a PVCu double glazed window to the side, radiator, decorative coving to ceiling, recessed ceiling spotlights, access to the loft space.

BEDROOM 1

3.96m (13') max x 3.19m (10' 6")

With a PVCu double glazed window to the front, radiator, coving to ceiling, built-in storage cupboard and access to a roof storage space housing the wall mounted boiler serving the heating system and domestic hot water.

BEDROOM 2

3.52m (11' 7") x 2.65m (8' 8")

With a PVCu double glazed window to rear overlooking the garden and with views of woodland, radiator, coving to ceiling.

BEDROOM 3

3.05m (10') x 2.73m (8' 11")

With a PVCu double glazed window to the rear with views, radiator, coving to ceiling.

BATHROOM

Fitted with a stylish modern three piece white suite comprising panelled bath with separate shower above, wall mounted wash hand basin, low-level WC, tiled splash backs, chrome radiator/towel rail, two PVCu obscure double glazed windows to the front, tiled flooring, coving to ceiling, recessed ceiling spotlights.

OUTSIDE:

FRONT

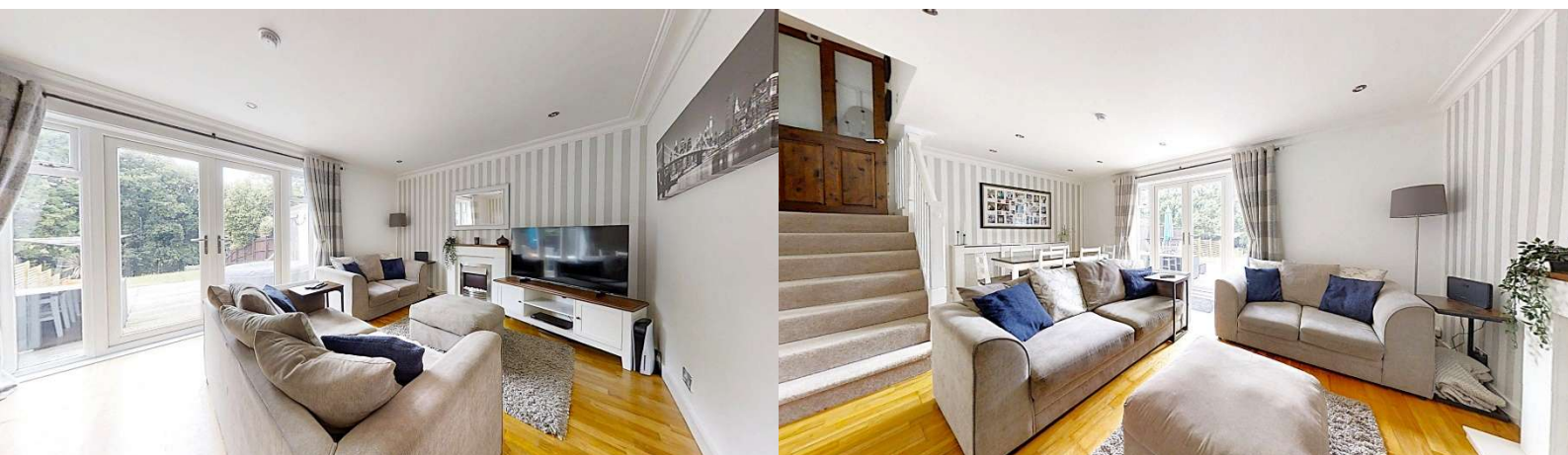
At the front a private driveway leads to the garage, a lawned front garden and pathway leading to the covered main entrance. The pathway then continues to the side to a gate opening to the rear of the property.

REAR

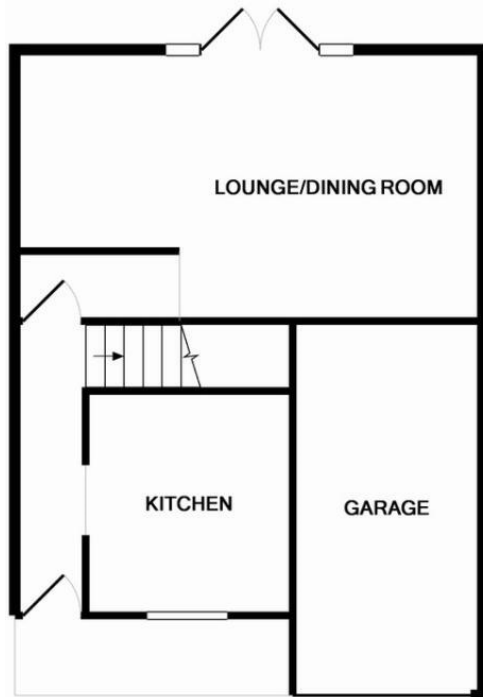
The rear garden is a particular feature of the property measuring 26.93m (88' 3") in length x 7.45m (24' 5") in width and comprising decked seating area adjoining the rear of the property with the patio doors into the lounge. The garden then opens to lawn all enclosed by wooden fencing with an outside storage shed and backing onto woodland.

Viewing Arrangements

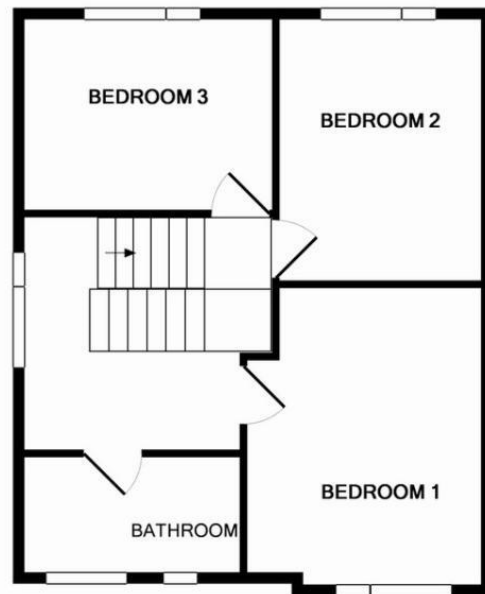
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







GROUND FLOOR



1ST FLOOR

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
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