





46 Gladys Avenue

Cowplain, PO8 8HS

- FOUR/FIVE BEDROOMS
- KITCHEN/DINER
- TWO ENSUITES
- HIGH SPECIFICATION THROUGHOUT
- DETACHED CHALET BUNGALOW
- UTILITY ROOM
- GARAGE AND PARKING
- GROUND FLOOR CLOAKROOM

A complete onward chain - This beautifully presented four/five bedroom home has been completely renovated by the current owners to an exceptional standard, offering stylish, modern living throughout. Boasting a spacious open-plan kitchen/dining room, multiple reception areas, and versatile accommodation including a ground floor bedroom/family room, the property is perfectly suited to contemporary family life. Finished to a high specification with quality fixtures and fittings, this turnkey home also benefits from a generous rear garden and outbuilding, making it a must-see for buyers seeking space, style, and flexibility.



Offers in excess of £550,000



This exceptional four/five bedroom home has been comprehensively renovated by the current owners, resulting in a beautifully finished property that perfectly blends contemporary style with practical family living. Finished to a high specification throughout, this is a true turnkey home ready to move straight into.

Upon entering, you are welcomed by a spacious entrance hall with striking vaulted ceiling which sets the tone for the quality found throughout. The ground floor offers a superb balance of living space, including a generous sitting room ideal for relaxing, alongside a further family room/bedroom five, providing excellent flexibility for growing families, guests, or those working from home. A modern ground floor bedroom and ensuite adds further convenience to the ground floor.

The heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed with both style and functionality in mind. Featuring contemporary units, quality integrated appliances, and ample worktop space, this sociable area is perfect for everyday living and entertaining. The layout allows for a seamless flow, with plenty of natural light enhancing the sense of space.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all finished to a high standard, the largest also benefitting from an ensuite. These are served by a stylish and modern family bathroom, completing the accommodation.

Externally, the property benefits from a well-maintained rear garden, ideal for relaxing or entertaining, along with a useful garage, offering additional storage or potential for a home office or hobby space.

Having undergone a complete renovation, this home offers buyers peace of mind with updated interiors, modern finishes, and a high-quality specification throughout. A fantastic opportunity to acquire a stylish and versatile family home ready to enjoy from day one.

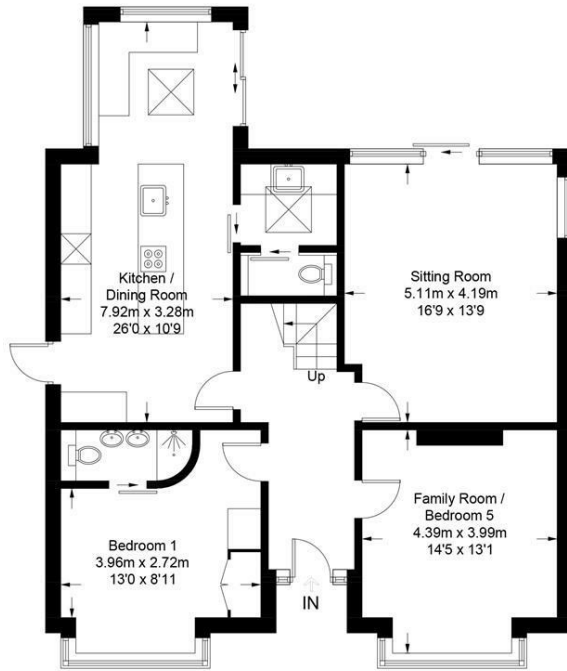




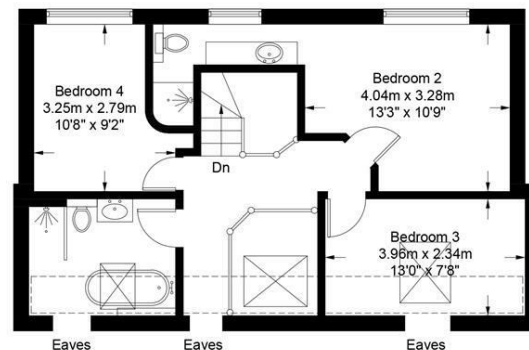
Floor Plans

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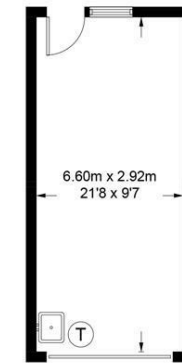
Approximate Gross Internal Area = 152.2 sq m / 1638 sq ft
Outbuilding = 19.1 sq m / 205 sq ft
Total = 171.3 sq m / 1843 sq ft



GROUND FLOOR



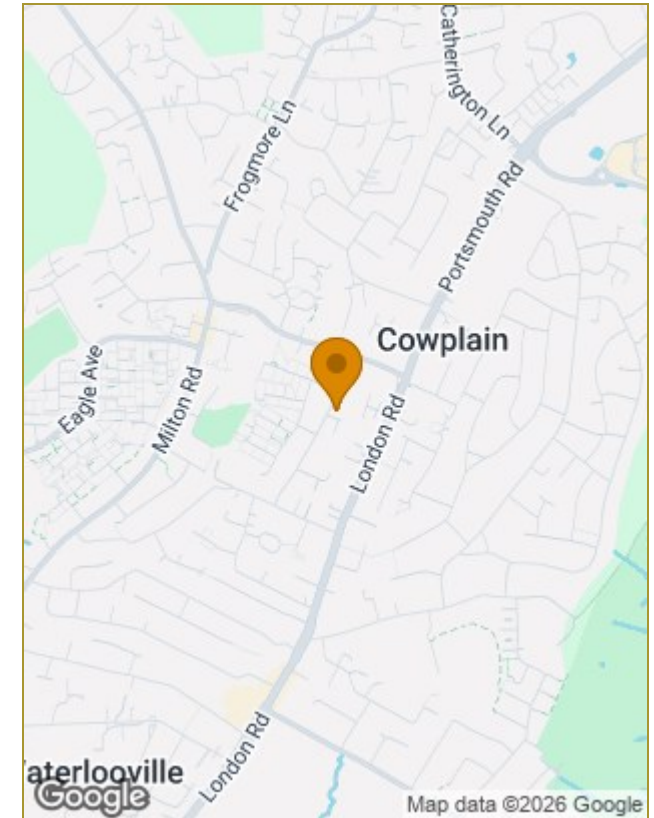
FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created for Steve Grantham Bespoke Estate Agent by Emzo Marketing (ID1296737)

Location Map



Energy Performance Graph

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	77	80

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales	EU Directive 2002/91/EC	EU

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.