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Bowman Road, Weldon

£340,000 Freehold

BELVOIR!

EPC Rating B. Council Tax D.



Immaculately presented throughout, this exceptional four-bedroom detached family residence offers spacious & versatile accommodation, perfectly suited to modern family living.

The welcoming entrance leads to two generous reception rooms, providing flexible spaces for both relaxing, entertaining or working from home. At the heart of the home is a well-appointed breakfast kitchen, complemented by a practical utility room & convenient ground floor WC.

To the first floor, a larger-than-average landing creates a wonderful sense of space & gives access to four well-proportioned bedrooms. The impressive principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property continues to impress with off-road parking leading to a detached garage. To the rear, the enclosed garden features an extended patio area, creating the perfect setting for outdoor dining, entertaining guests, or enjoying family time throughout the warmer months.

Beautifully maintained & finished to a high standard throughout, this outstanding home is ready to move straight into & offers everything today's modern family could wish for.

Entrance Hall

Double glazed window to door to front, wood wall paneling, Amtico to flooring, radiator, ceiling light, stairs rising to first floor.

Living Room

4.02m x 3.25m (13'2" x 10'8")

Double glazed window to front, carpet to flooring, radiator, ceiling light, TV point, Internet point.

Dining Room

3m x 3.28m (9'10" x 10'10")

Double glazed window to front, carpet to flooring, radiator, ceiling light, TV point, Internet point, dado rail, under stairs cupboard.

Kitchen/Breakfast Room

2.86m x 6.14m (9'5" x 20'1")

Double glazed window to rear, double glazed French doors opening onto garden. Kitchen comprising of wall & base units, wood effect composite work surfaces over, breakfast bar, stainless steel bowl & half sink with drainer, four ring gas hob, electric oven, extractor hood over, integrated fridge/freezer, integrated dishwasher, tiled splash backs, radiator, down lights to kitchen, ceiling light to dining space, Amtico to flooring, radiator.

Utility

Double glazed door to garden, base units, wood effect composite work surfaces over, space for washing machine, wall mounted boiler, Amtico to flooring, radiator, ceiling light.





Cloakroom

1.87m x 1.59m (6'1" x 5'2")

Double glazed window to side, low level WC, pedestal wash hand basin, ceiling light, Amtico to flooring, radiator.

First Floor Landing

Double glazed window to side, storage cupboard, loft access, carpet to flooring, ceiling light, stairs descending to ground floor.

Bedroom One

3.38m x 3.92m (11'1" x 12'11")

Double glazed window to rear, carpet to flooring radiator, ceiling light.

En Suite

Double glazed window to rear, single shower enclosure, mains shower, low level WC, pedestal wash hand basin, part tiled walls, radiator, ceiling light, extractor fan, vinyl to flooring.

Bedroom Two

3.49m x 3.92m (11'6" x 12'11")

Double glazed window to front, carpet to flooring radiator, ceiling light.

Bedroom Three

2.99m x 2.72m (9'10" x 8'11")

Double glazed window to front, carpet to flooring radiator, ceiling light.

Bedroom Four

2.5m x 2.36m (8'2" x 7'8")

Double glazed window to front, carpet to flooring radiator, ceiling light.

Bathroom

1.95m x 2.53m (6'5" x 8'4")

Double glazed window to rear, paneled bath with mixer tap, low level WC, pedestal wash hand basin, part tiled walls, radiator, ceiling light, extractor fan, vinyl to flooring.

External

Frontage - Small mature frontage with mix of plants & shrubs, off road parking with access to garage & rear garden.

Rear - Enclosed rear garden, slabbed patio, laid lawn, mature borders.

Garage

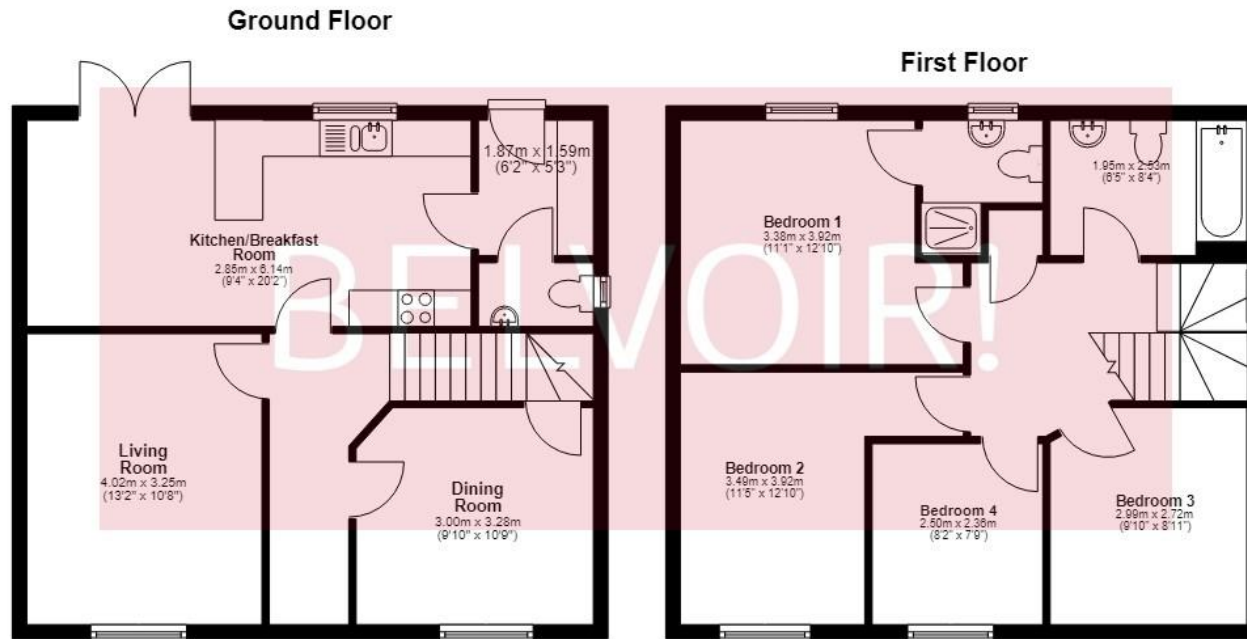
Up & over door, parking to front of garage.

Agents Notes

Development Charge approximately £150 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

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