

£415,000

Hazleton Way

Cowplain, PO8 9AE

PROPERTY SUMMARY

We are delighted to offer for sale this extended 3 bedroom detached property situated in a very desirable area of Cowplain. Located in Hazleton Way this family home is close to several popular local schools as well as the Queens Inclosure and Hazleton Common Nature Reserve and is sure to attract immediate interest. The property boasts 3 very good sized bedrooms, family bathroom, lounge, dining room and fitted kitchen. Externally there is large rear garden, driveway providing substantial off road parking for multiple vehicles and garage. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Door with glass side panels to front, feature split level entrance hall with stairs to the first floor and stairs down to lounge and kitchen level, plus door to:

BEDROOM 3 9' 9" x 8' 4" (2.97m x 2.54m) Window to front aspect, radiator.

BATHROOM Window to side aspect, walk in shower cubicle, wash hand basin, heated towel rail, W.C.

LOUNGE 17' 0" x 12' 11" (5.18m x 3.94m) Radiator, fitted gas fire, opening to:

DINING ROOM 15' 1" x 10' 1" (4.6m x 3.07m) Windows to side aspect, radiator, sliding doors leading to rear garden.

KITCHEN 13' 1" x 11' 11" (3.99m x 3.63m) Windows to rear and side aspects, a range of wall and base units incorporating sink unit, space and plumbing for washing machine, space for tumble dryer, built in hob, built in double oven, integral fridge/freezer, door to side aspect.

FIRST FLOOR LANDING

BEDROOM 1 12' 10" x 11' 0" (3.91m x 3.35m) Window to rear aspect, radiator, eaves storage cupboard.

BEDROOM 2 12' 0" x 10' 11" (3.66m x 3.33m) Window to rear aspect, radiators, built in wardrobes.

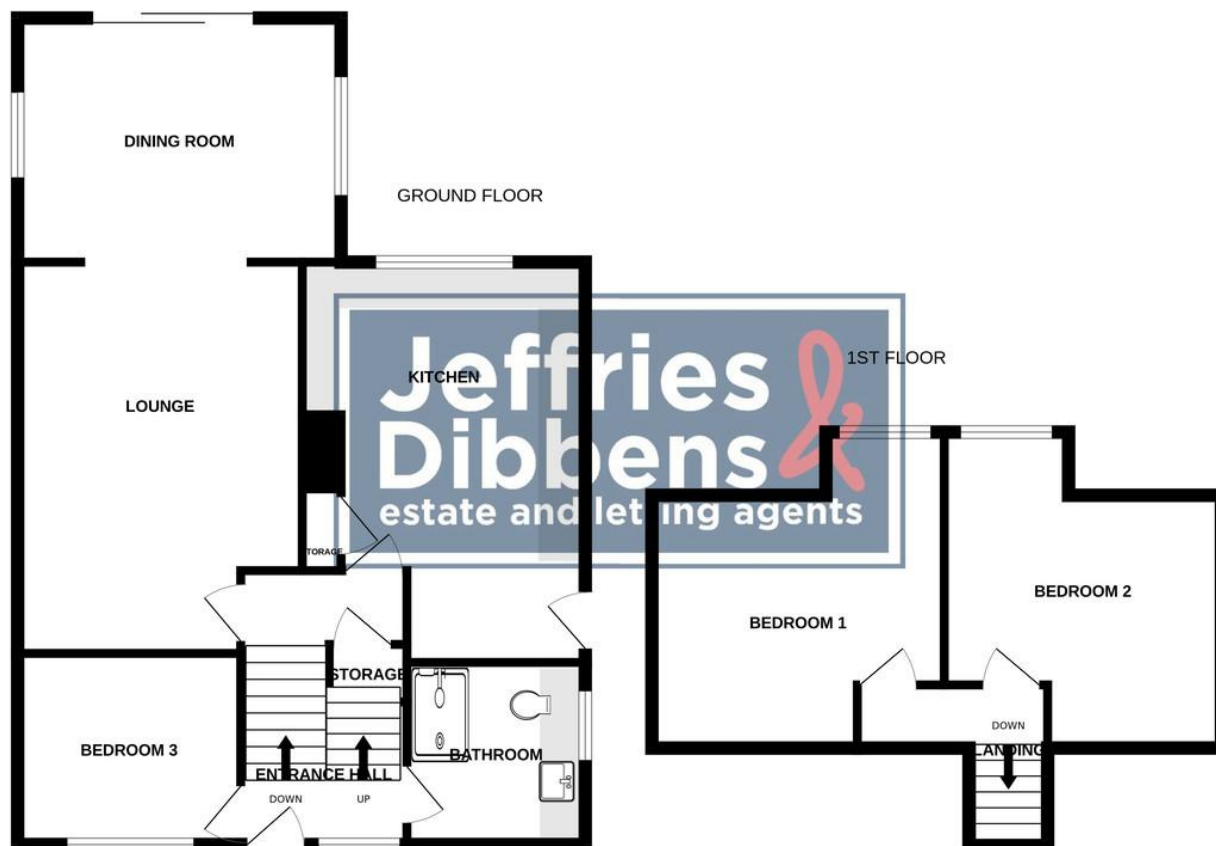
OUTSIDE

REAR GARDEN Large rear garden arranged on two levels, patio area, gated side access, outside tap and light, large area laid to lawn.

GARAGE 17' 6" x 7' 6" (5.33m x 2.29m) Up and over door, electric power and light.

FRONT GARDEN Large front garden laid to lawn with long driveway providing parking for multiple vehicles plus access to garage, area laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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