



# Natasha Howarth

## ESTATE AGENTS



13 Laurel Avenue, Brent Knoll, TA9 4BD

**£389,950**

Natasha Howarth Estate Agents are delighted to bring to the market this individual and heavily extended semi detached house offering spacious and flexible accommodation. The property has four generous size bedrooms (three upstairs and one downstairs) along with three fantastic reception rooms. The property is situated in a lovely position in the heart of the village. The accommodation briefly comprises hall, bathroom, kitchen, lounge, dining room, conservatory, bedroom four and shower room to the ground floor. Upstairs there are three bedrooms (master with ensuite) and a further shower room. Externally there well tended gardens to front and back with a good size fish pond and timber garage (power and light connected). A viewing is highly recommended to fully appreciate this beautiful property.

## ENTRANCE

Via door with obscure glass inset to:

## ENTRANCE HALL

Under stairs cupboard with wall mounted 'Worcester' boiler. Tiled Floor, radiator. Door to bathroom and opening to kitchen.

## DOWNSTAIRS BATHROOM

Double glazed obscure window to front aspect. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and W.C. Tiled walls and tiled floor.

## KITCHEN

Fitted with a matching range of wall, base and drawer units with work surfaces over and sink and drainer unit inset. Tiled splashbacks. Integrated oven, microwave, hob and stainless steel chimney style extractor over with splashback. Space for fridge/freezer, space for dishwasher and space and plumbing for a washing machine. Tiled floor. Door to dining room and opening to lounge.

## LOUNGE

Dual aspect double glazed windows. Radiator, wood effect flooring. Double glazed French doors to the garden. Door to Bedroom.

## DOWNSTAIRS BEDROOM

Dual aspect double glazed windows. Heated towel rail. Door to:

## SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin and W.C. Heated towel rail.

## DINING ROOM

Feature fireplace. Wooden flooring. Door to stairs rising to first floor. Opening to the conservatory.

## CONSERVATORY

Rear aspect double glazed windows. Tiled floor, Skylight. Double glazed door to the garden.

## LANDING

Double glazed window to front aspect. Doors to bedrooms and shower room.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator. Built in double wardrobe. Door to Ensuite.

## ENSUITE

Double glazed obscure window to front aspect Fitted with a three piece suite comprising shower cubicle with shower over, vanity wash hand basin and W.C. Tiled walls and tiled floor.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator. Storage cupboard.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Double glazed obscure window to front aspect Fitted with a three piece suite comprising shower cubicle with electric shower over, vanity wash hand basin and W.C. Radiator. Tiled walls and tiled floor.

## EXTERIOR

## GARDEN

A very private space, mainly laid to shingle with a decked area for dining and a hot tub. Timber pedestrian gate leading to the front of the property. Outside tap to front and rear garden.

## SERVICES

Main electricity, drainage, gas fired central heating.

## Floor Plan

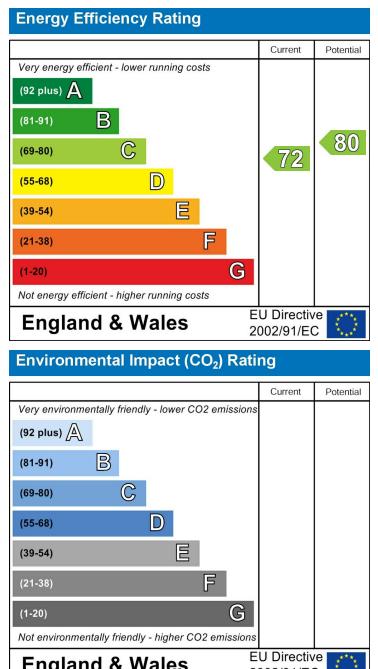


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.



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