



BROOK
INDEPENDENT
ESTATE AGENTS

I Lind Way, Park Gate, SO317GR

ACCOMMODATION

- Extended Three Bedroom Semi Detached Family Home
- Spacious 20ft Living Room With Versatile Family And Study Areas
- Modern, Contemporary Interior Throughout The Ground Floor
- Stylish Kitchen/Breakfast Room With Bi Fold Doors Opening Onto The Garden
- Attractive Wood Flooring Throughout the Ground Floor
- Excellent Storage Throughout The Property
- Contemporary Fitted Family Bathroom And Downstairs Cloakroom
- Two Driveway Parking Spaces Plus Integral Garage
- Enclosed Rear Garden Ideal For Family Life And Entertaining
- Walking Distance To Park Gate Village, Easy Access To Coldeast And Nearby Railway Station





This beautifully presented and thoughtfully extended three-bedroom semi-detached family home offers a superb combination of contemporary living space, excellent storage and convenient access to local amenities and transport links.

On entering, the welcoming hallway leads through to a generous 20ft living room, creating a comfortable and versatile space for family life and entertaining. The modern ground floor has been thoughtfully designed to provide a stylish contemporary feel, with a dedicated family area and study space, making it ideal for modern home working and family living. There is also a useful downstairs cloakroom.

To the rear, the impressive kitchen/breakfast room provides a fantastic social hub, with bi-fold doors opening directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor spaces. Wood flooring runs throughout the ground floor, complementing the contemporary finish.

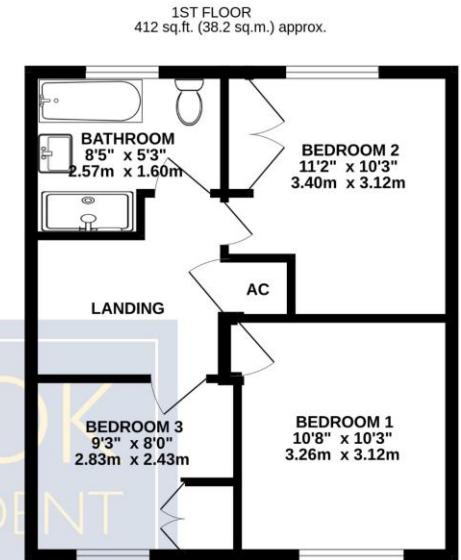
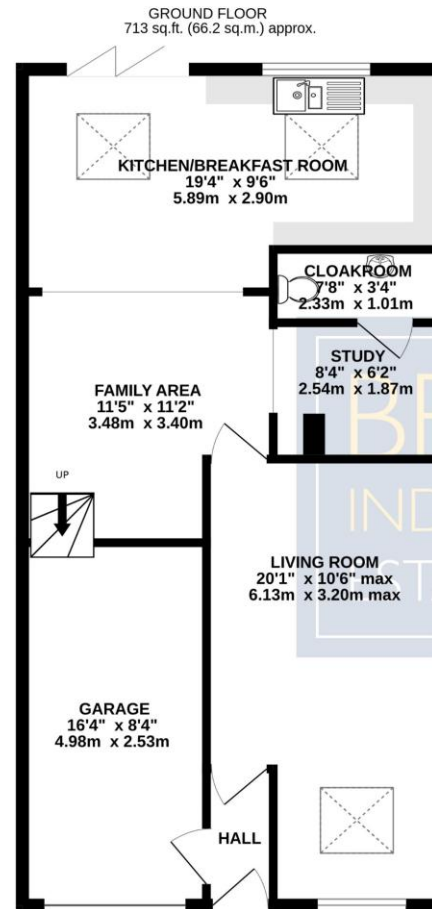
Upstairs are three well-proportioned bedrooms, along with a stylish contemporary fitted bathroom. The property also benefits from excellent storage throughout, ensuring practicality matches its attractive presentation.

Externally, the enclosed rear garden provides a private space for relaxing and entertaining, while to the front there is driveway parking for two vehicles, together with an integral garage providing further storage or parking potential.

The property is ideally positioned within walking distance of Park Gate village, with its range of shops, cafés and amenities. There is also an easy cut-through providing quick access towards Coldeast, while nearby railway stations offer convenient connections for commuters.

Offering generous and flexible accommodation in a sought-after location, this extended family home is ideally suited to those looking for contemporary living with excellent local convenience.





TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

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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