



FOLLWELLS

2 Thistley Hough, Penkhull - ST4 5HU
£290,000

- Period Character End Town House
- Much Sought After Location
- Elevated Plot
- Attractive Double Frontage
- Modern Interior
- Open Plan Lounge/Diner
- Off Road Parking
- Attached Garage
- Private Rear Garden

This attractive double-fronted three-bedroom end town house, dating back to the Edwardian period, occupies a highly sought-after elevated position within the Penkhull Conservation Area, where homes rarely come to market and this particular example has remained in the same ownership for over 50 years.

The location is especially appealing for families, with a choice of well-regarded schools close by and a friendly village-style community that continues to make Penkhull one of the area's most desirable neighbourhoods. Everyday amenities, cafés and local services are all within easy reach, while excellent transport links including the A34, A500 and wider motorway network provide straightforward access for commuting and travel across the region.

The front entrance opens into a generous open-plan lounge/diner with a central staircase, feature fireplace and dual-aspect windows, flowing through to a bright conservatory overlooking the rear garden. The kitchen offers modern white gloss units and integrated appliances, leading into a utility room with further storage, appliance space and external access. A compact cloakroom completes the ground floor space.





Upstairs, the landing leads to a modern family shower room and three well-proportioned bedrooms. The master bedroom enjoys fitted furniture, dual-aspect windows and its own ensuite.

Externally, the home benefits from off-road parking, an attached garage, an attractive frontage and a private enclosed rear garden, all in keeping with its conservation area setting.

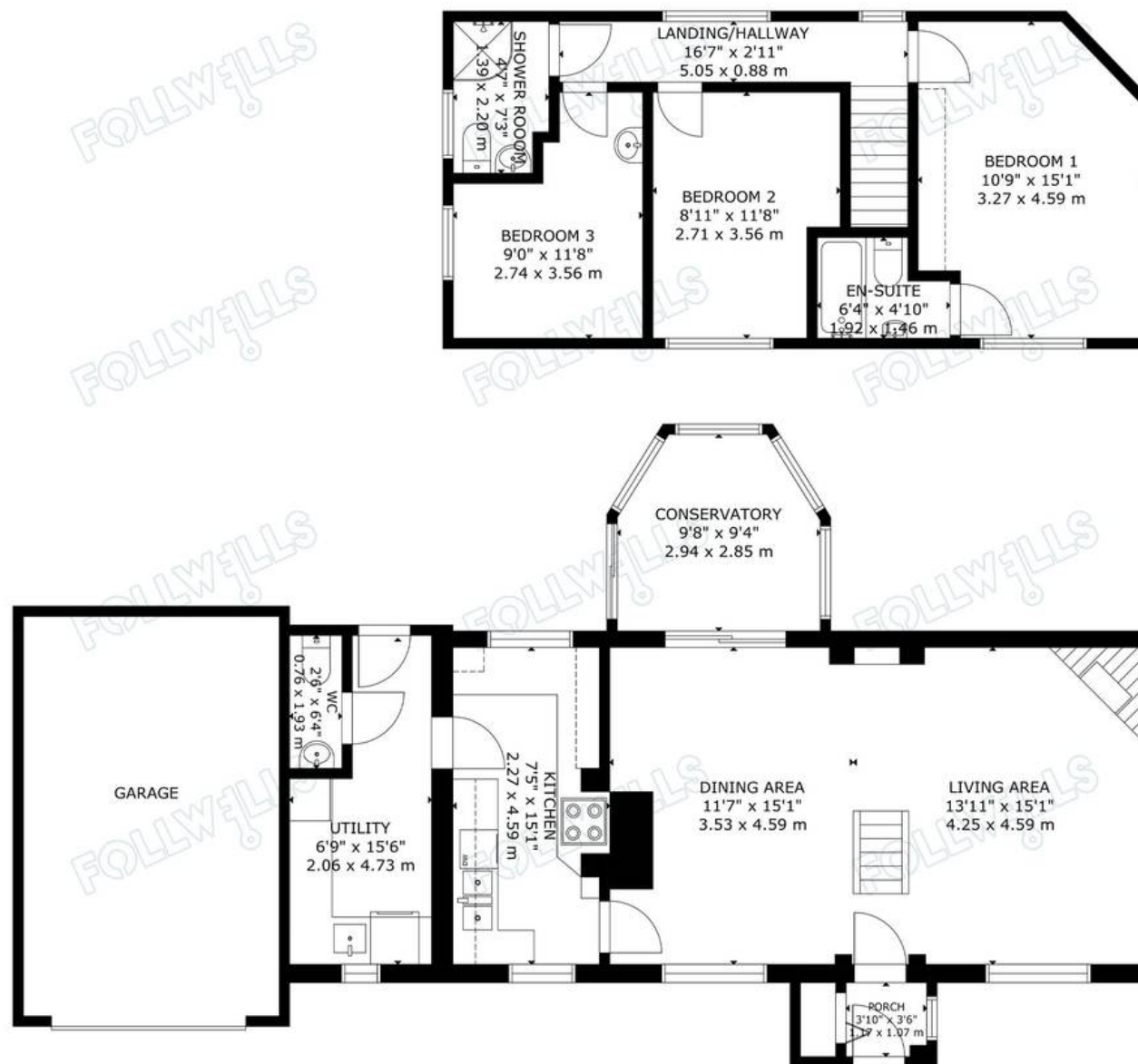
Properties here are seldom available, and this address provides a reassuringly grounded setting in a neighbourhood that continues to be in high demand.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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GROSS INTERNAL AREA
TOTAL: 111 m²/1,192 sq.ft
GROUND FLOOR: 66 m²/705 sq.ft, FIRST FLOOR: 45 m²/487 sq.ft
EXCLUDED AREAS: PORCH: 1 m²/13 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
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