





Offers in excess of £450,000

# 14a Latchmore Forest Grove

Cowplain, PO8 8XG

- DETACHED HOME
- FOUR BEDROOMS
- TWO BATHROOMS
- LARGER THAN AVERAGE REAR GARDEN
- NON-ESTATE LOCATION
- DRIVEWAY & GARAGE
- TWO RECEPTION ROOMS
- CLOSE TO SHOPS & TRANSPORT LINKS
- SCOPE & POTENTIAL TO EXTEND (STPP)

This sizeable four-bedroom detached home, located in a sought-after non-estate area of Cowplain, offers an ideal opportunity for families seeking space and convenience. Positioned near local shops and highly regarded schools, the property also benefits from excellent transport links. Sitting on a larger-than-average plot, it provides ample scope for extension, subject to planning permission, offering new owners the chance to further enhance and personalize the space.



The ground floor welcomes you with a generously sized entrance hallway, leading to all main rooms. The living room features a front-facing bay window, creating a bright and inviting atmosphere, while an archway seamlessly connects it to the dining room. Patio doors from the dining room open onto the garden, offering easy outdoor access and potential for a larger open-plan kitchen/dining area, as the dining room is conveniently adjacent to the existing kitchen. A recently renovated shower room and an integral garage complete the ground floor layout.

Upstairs, the first floor presents four well-sized bedrooms, perfect for family living, along with a family bathroom that includes a modern white three-piece suite. The exterior of the property boasts a block-paved driveway, providing ample off-road parking. The rear garden, measuring over 80 feet in length, is a standout feature with a spacious patio area, a large lawn bordered by mature shrubs and flowers, and additional structures including a greenhouse and a sizable timber shed.

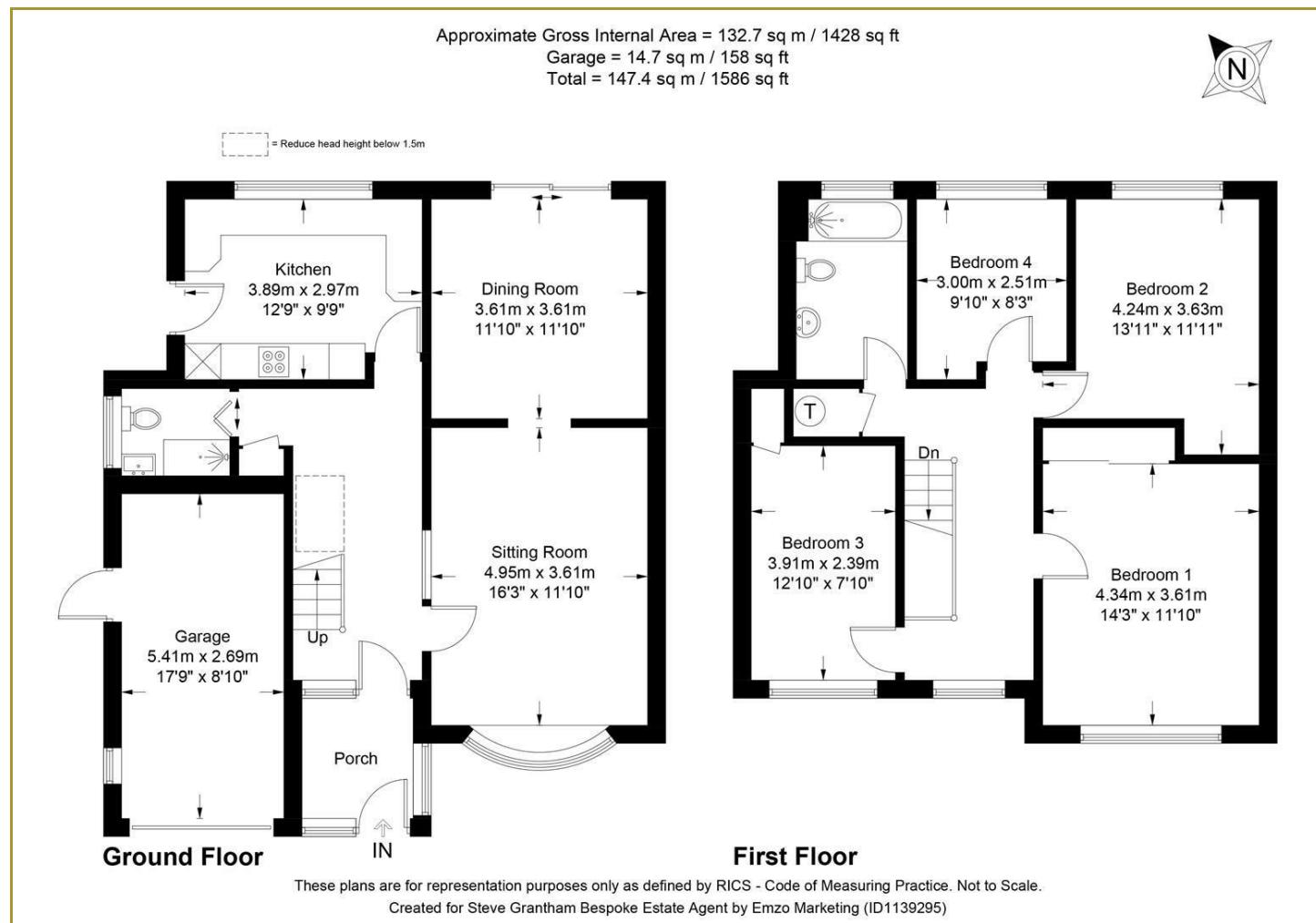
This property offers a blank canvas, ready for new owners to infuse it with their personal style while enjoying its prime location and the potential for further expansion.



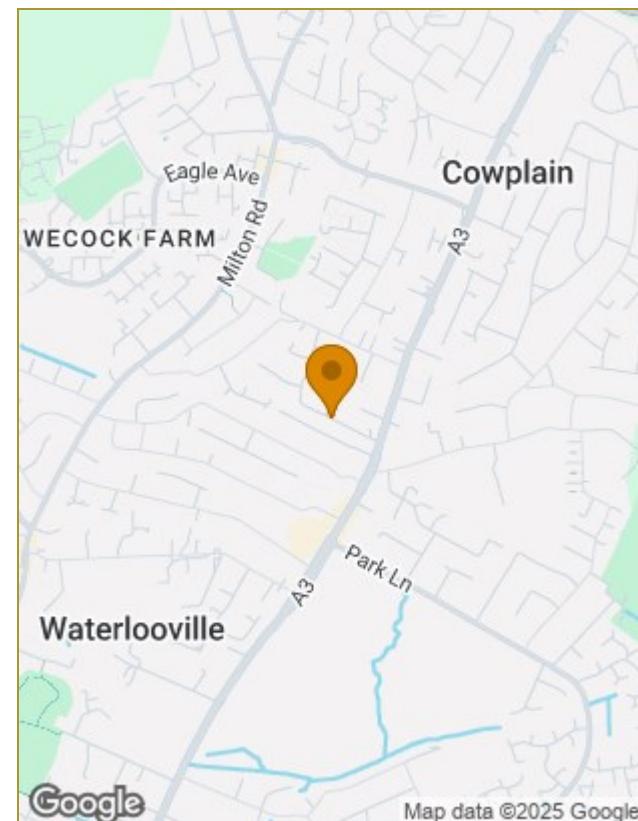




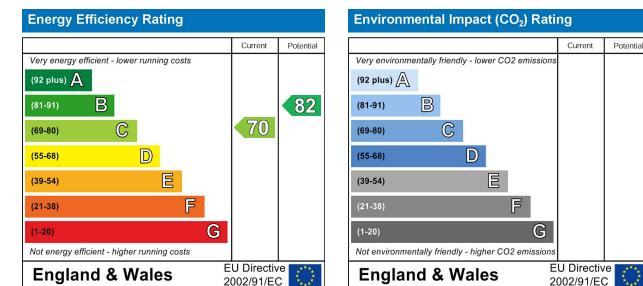
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

