



38 Ennis Park

Polbeth

Welcome to Ennis Park, where fresh interiors, generous living spaces and an expansive rear garden create a welcoming setting for family life. With three double bedrooms, an upgraded kitchen, separate lounge and dining room, a bright conservatory and a garage, this is a home with plenty of room to grow.

The property makes an appealing first impression, with a neatly maintained front lawn, decorative gravel borders and a broad paved driveway providing off road parking and access to the garage. A covered entrance adds character to the frontage, while gated access leads towards the rear garden.

Upon entering the home, a welcoming hallway sets the tone for the generous proportions throughout, leading through to the spacious living areas, with a staircase rising to the upper landing.

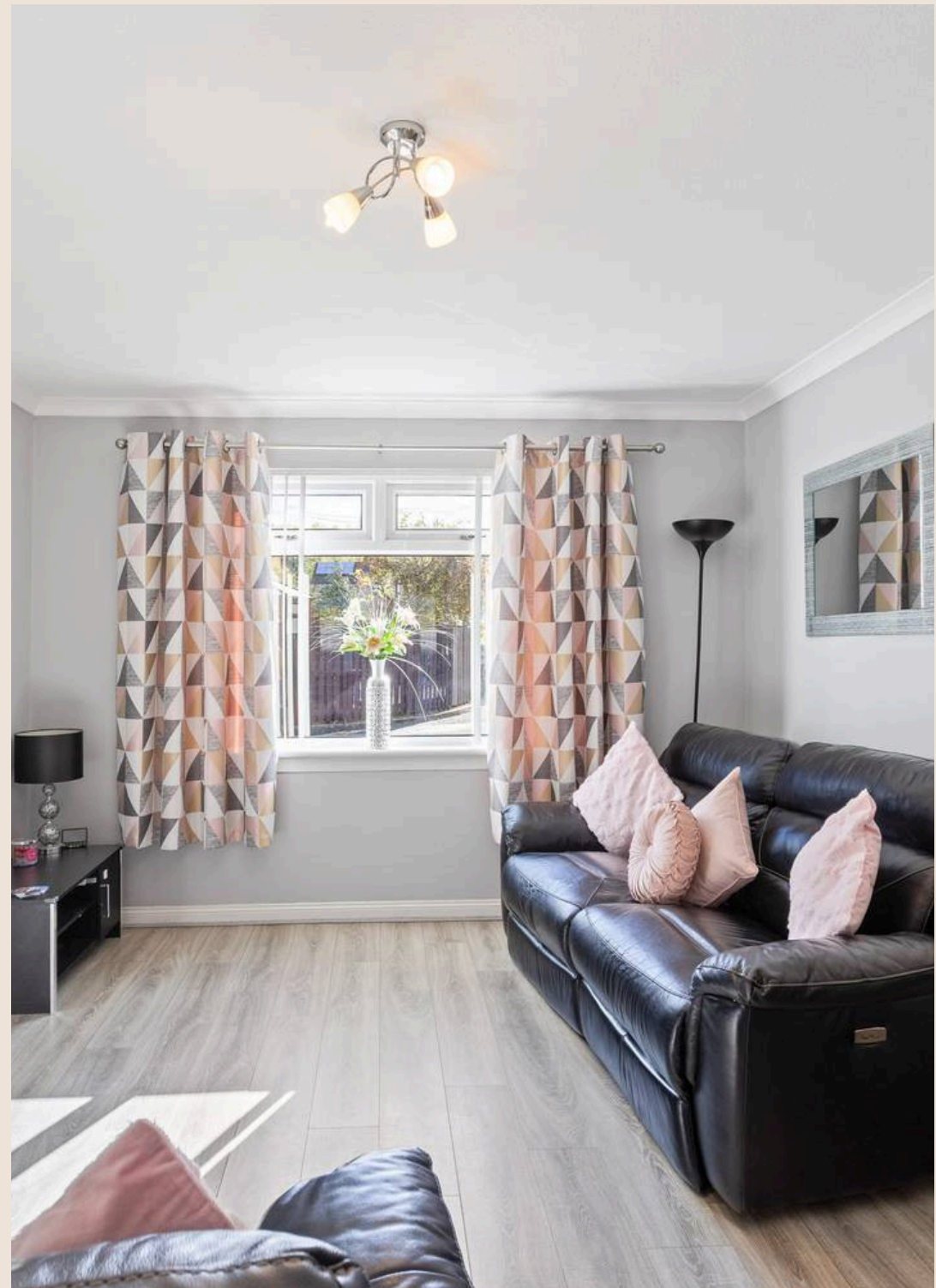
The lounge is finished in soft grey tones, complemented by white ceiling coving and pale wood effect flooring. A broad front facing window allows natural light to fill the room, highlighting the fresh décor and creating a comfortable setting throughout the day. There is ample space for substantial seating and occasional furniture, with a practical layout that lends itself to relaxed evenings and family gatherings.

The separate dining room continues the neutral styling and coordinating flooring, providing a dedicated space for everyday meals and entertaining. Its proportions comfortably accommodate a substantial dining table and chairs for 6+ while glazed doors open into the conservatory, extending the outlook towards the garden and bringing additional light into the room.

The conservatory provides a versatile third living space, with windows on three sides and a pitched glazed roof creating a bright setting overlooking the rear garden. Currently used as a children's playroom, it could equally serve as an additional sitting room or a peaceful place to read and unwind. Fitted carpeting adds comfort, and direct garden access makes this a useful connection between the indoor and outdoor spaces.

The upgraded kitchen brings together grey Shaker style cabinetry, contrasting dark handles and generous work surfaces with coordinating splashbacks. Wall and base units make effective use of the wraparound layout, providing ample storage alongside plenty of room for food preparation. A cooker with gas hob sits beneath an extractor, while a stainless steel sink and drainer and space for under counter appliances add everyday practicality. Light toned tiled flooring completes the contemporary finish.

A separate W/C is neatly presented in soft grey and white, with a washbasin, tiled splashback and frosted window providing natural light and privacy. This is a convenient addition for visiting guests and busy family routines.



Upstairs the home continues to impress. The three double bedrooms offer comfortable proportions and flexibility for a range of household needs.

The principal bedroom features calming grey walls, warm wood effect flooring and white woodwork. A generous window brings in natural light, while the room accommodates a substantial double bed with space for accompanying furniture, creating a comfortable retreat at the end of the day.

The second double bedroom is finished in warm neutral tones with fitted carpeting and ceiling coving. There is space for a double bed and bedside furniture, while the broad window gives the room a bright and welcoming feel.

The third bedroom is currently styled in soft pink, with fitted carpeting and a pleasant leafy outlook. Shown with a double bed and a chest of drawers, it provides a comfortable family bedroom, with the flexibility to become a guest room or home office if required.

The family bathroom offers a comprehensive four piece layout, combining a corner bath with fitted jets, a separate shower enclosure, a pedestal washbasin and a W/C. The curved glass shower enclosure features sliding doors and an electric shower, framed by contrasting dark marble effect wall panels. White panelling around the remaining walls and ceiling keeps the room bright, while grey tiled flooring provides a coordinated finish, offering the choice of a relaxing soak or a separate shower for everyday convenience.

The expansive rear garden is a standout feature, arranged to provide distinct areas for relaxing, dining and play. A generous raised timber deck sits beside the conservatory, with balustrading defining the space and ample room for an outdoor dining table and chairs. Its elevated position provides an outlook across the lawn, making it an inviting spot for meals outside or catching up with friends.

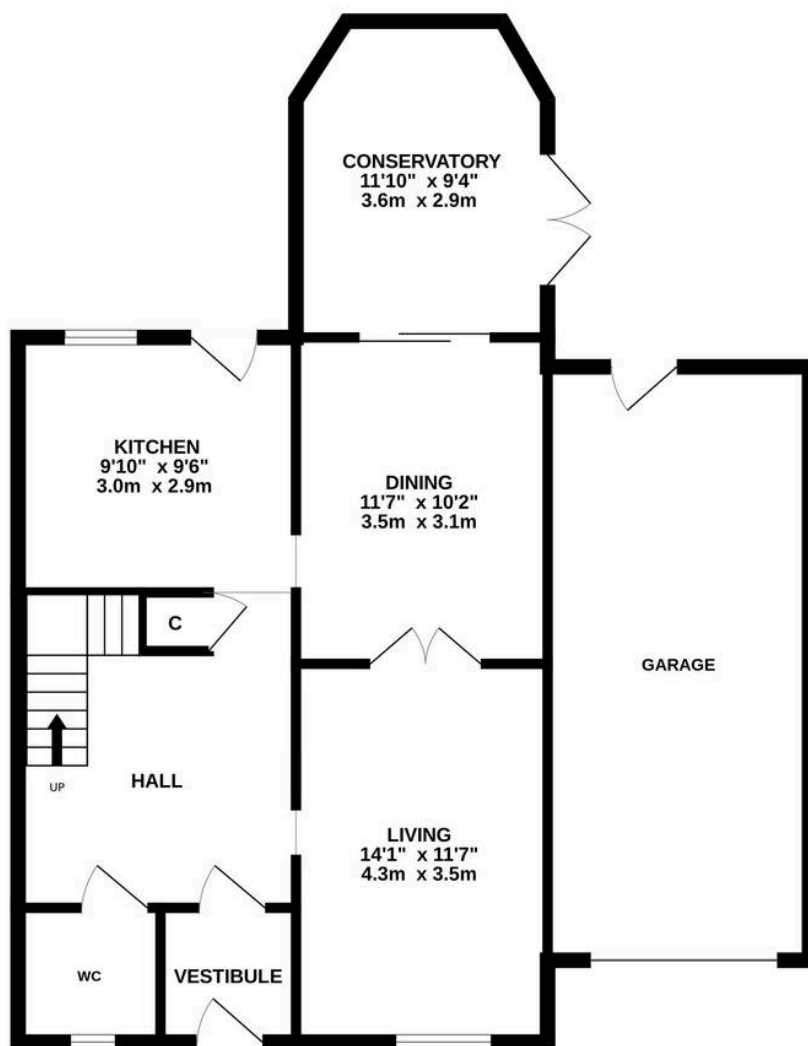
Beyond the decking, a broad lawn provides plenty of space for children's play equipment and outdoor activities. A paved pathway runs alongside the house, while stepping stones cross the grass towards a substantial timber outbuilding. Fencing encloses the garden, and mature trees beyond the boundary provide an attractive green backdrop. Together with the garage, the outdoor layout adds valuable storage and flexibility to this family home.

From the freshly presented interiors to the range of living spaces and generous garden, Ennis Park offers a home that can adapt as family life grows.

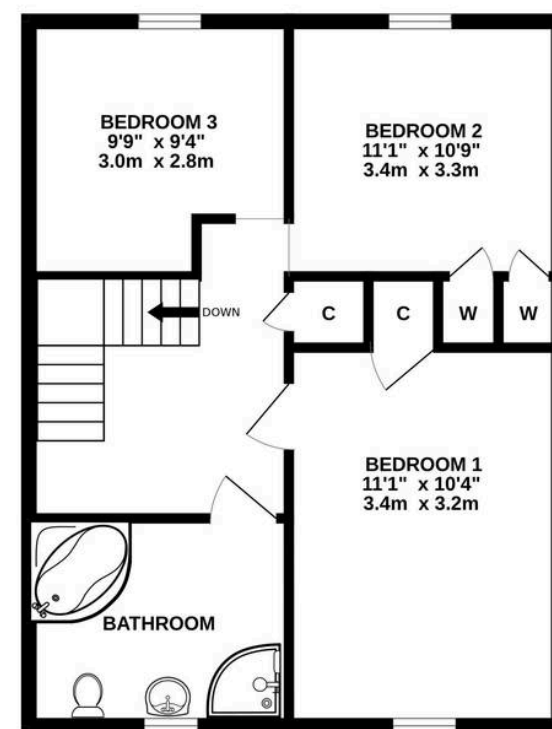




GROUND FLOOR



1ST FLOOR



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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