STEVE GRANTHAM
BESPOKE ESTATE AGENT

84 Hart Plain Avenue, Cowplain, PO8 8RQ

Guide price £415,000

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HOME

84 Hart Plain Avenue

Cowplain, PO8 8RQ

- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- DETACHED HOME
- 27FT GARAGE
- VIEWING ESSENTIAL

Situated in a convenient and popular location, this versatile three/four bedroom detached home offers flexible accommodation ideal for modern family living. The property features a spacious living room opening with bi-folds onto the rear garden, separate dining room, fitted kitchen, and a ground floor bedroom four/study providing excellent flexibility for those working from home or requiring additional reception space. Upstairs, there are three further bedrooms alongside a walk in wardrobe, ready to be converted into an additional shower room or ensuite subject to requirements. Further benefits include an impressive 27ft garage, driveway parking, and a private rear garden perfect for entertaining and family enjoyment.

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This well-proportioned detached family home offers flexible and versatile accommodation arranged over two floors, making it ideally suited to growing families, those working from home, or buyers looking for adaptable living space. Conveniently located within a popular residential area, the property combines generous room sizes with excellent potential to further enhance and personalise.

Upon entering, you are welcomed into a central entrance hall which provides access to the main ground floor accommodation. Positioned to the front of the property is a spacious dining room, ideal for formal dining, family gatherings, or alternatively as an additional reception space depending on individual requirements. To the rear, the bright and comfortable living room provides an excellent everyday living area, with direct access onto the rear garden creating a seamless connection between indoor and outdoor living.

The fitted kitchen offers ample storage and worktop space whilst overlooking the rear garden, making it both practical and functional for modern family life. Also located on the ground floor is a highly versatile room currently arranged as a study, but equally suited as a fourth bedroom, playroom, or home office, ideal for those requiring flexible accommodation. Completing the ground floor is the family bathroom.

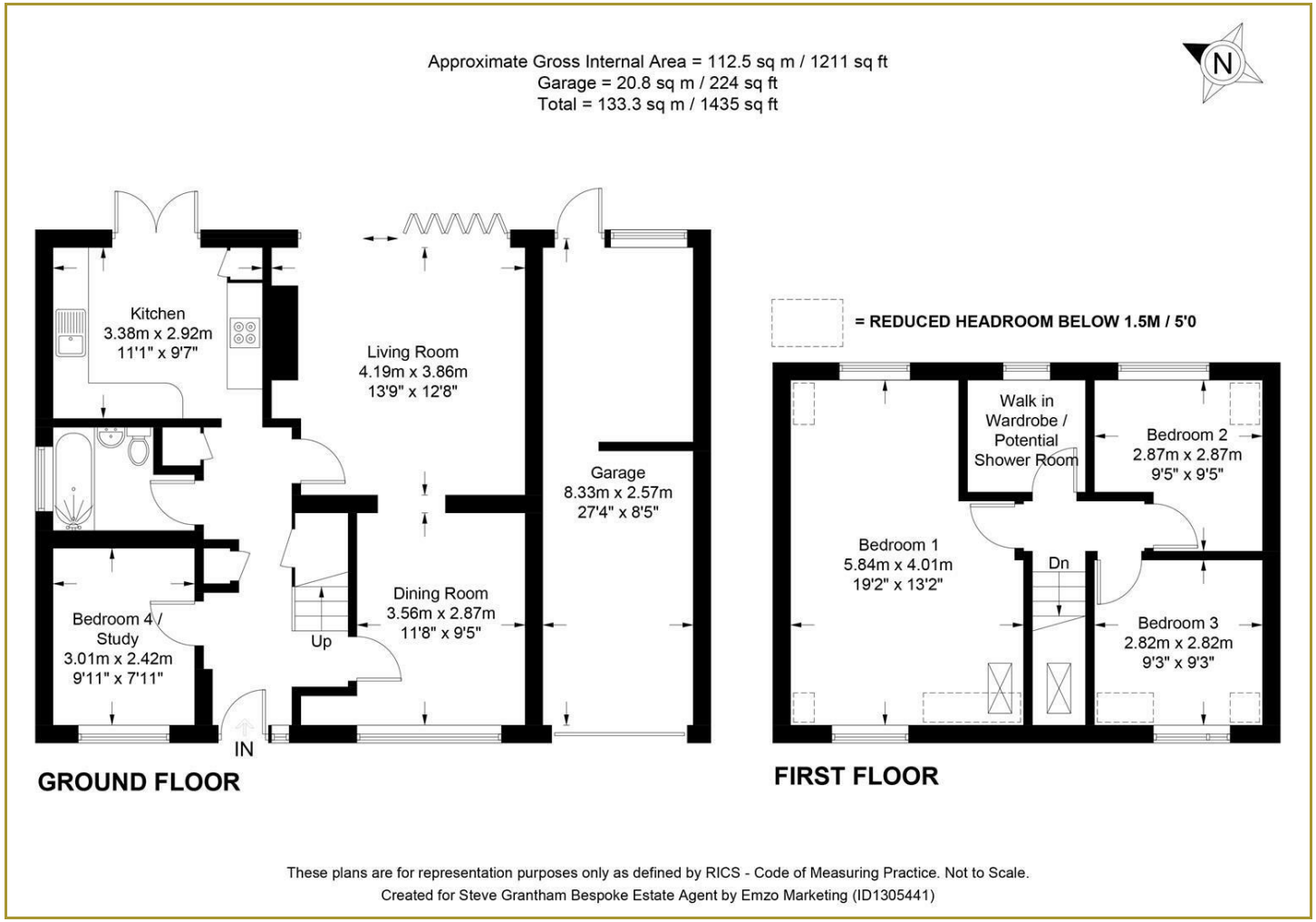
Upstairs, the property features three further bedrooms, including an impressive principal bedroom benefiting from generous proportions and dual aspect windows. The additional bedrooms are well suited for children, guests, or home working requirements. A further standout feature is the first-floor walk in wardrobe, which offers excellent potential to be converted into an additional shower room or ensuite, subject to any necessary consents and individual needs, adding further versatility and future value to the property.

Externally, the home benefits from a private rear garden providing an ideal space for entertaining, relaxing, or family enjoyment. A particular feature of the property is the substantial 27ft garage, offering excellent storage, workshop potential, or scope for hobby space, alongside driveway parking to the front.

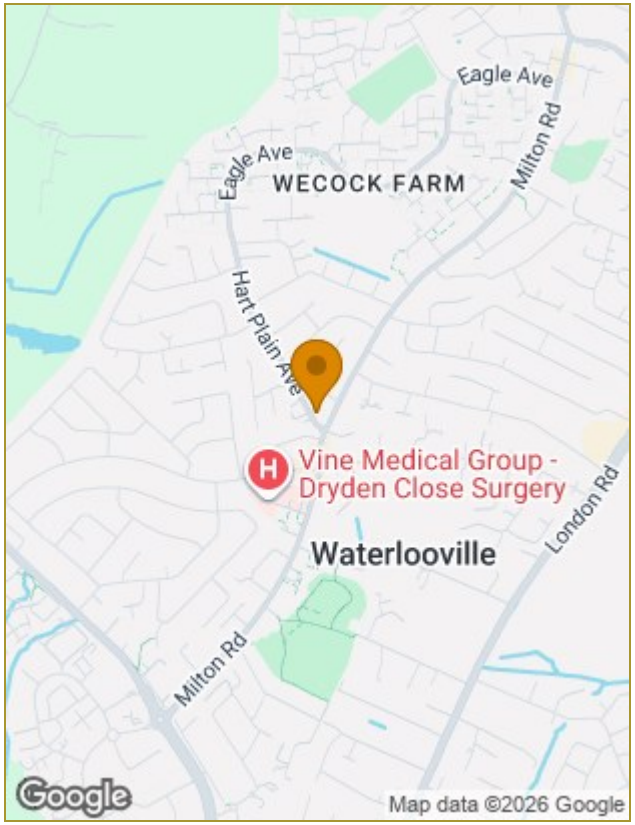
Offering spacious accommodation, flexible living arrangements, and exciting potential for further improvement, this is a fantastic opportunity to acquire a detached family home in a sought-after and convenient location.

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

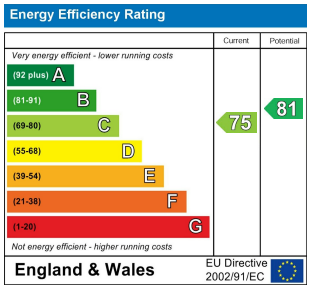
Floor Plans

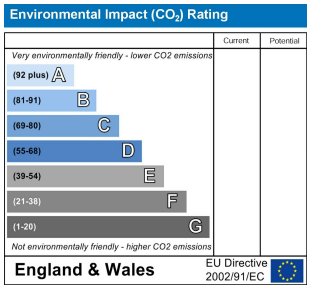


Location Map



Energy Performance Graph





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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.

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