



## 24 Newboundmill Lane, Pleasley

Offers in Region of £220,000 Freehold

THREE BEDROOM SEMI DETACHED VERSATILE PROPERTY • FULLY RENOVATED, STYLISH AND BEAUTIFULLY DECORATED • SPACIOUS BUT COSY LOUNGE WITH COUNTRYSIDE VIEWS • WELL EQUIPPED MODERN KITCHEN WITH INTEGRATED APPLIANCES • PRACTICAL SUN ROOM WITH UTILITY SPACE • GENEROUS CORNER PLOT WITH OFF ROAD PARKING • VIEWING ESSENTIAL, EPC RATING: D



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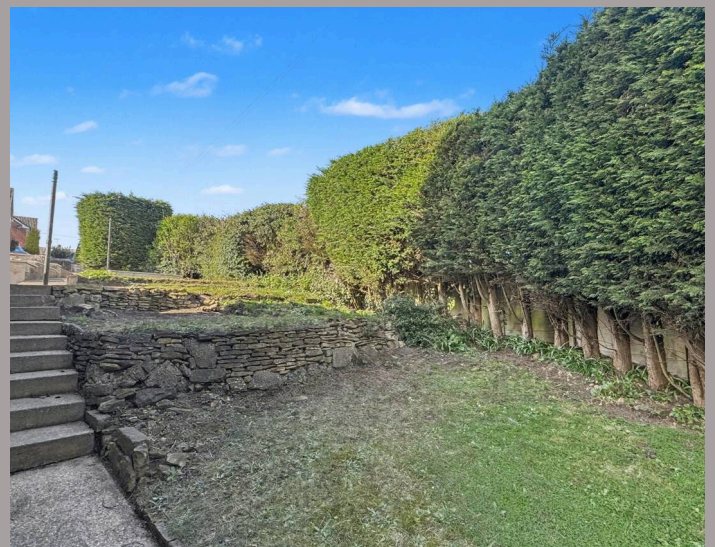


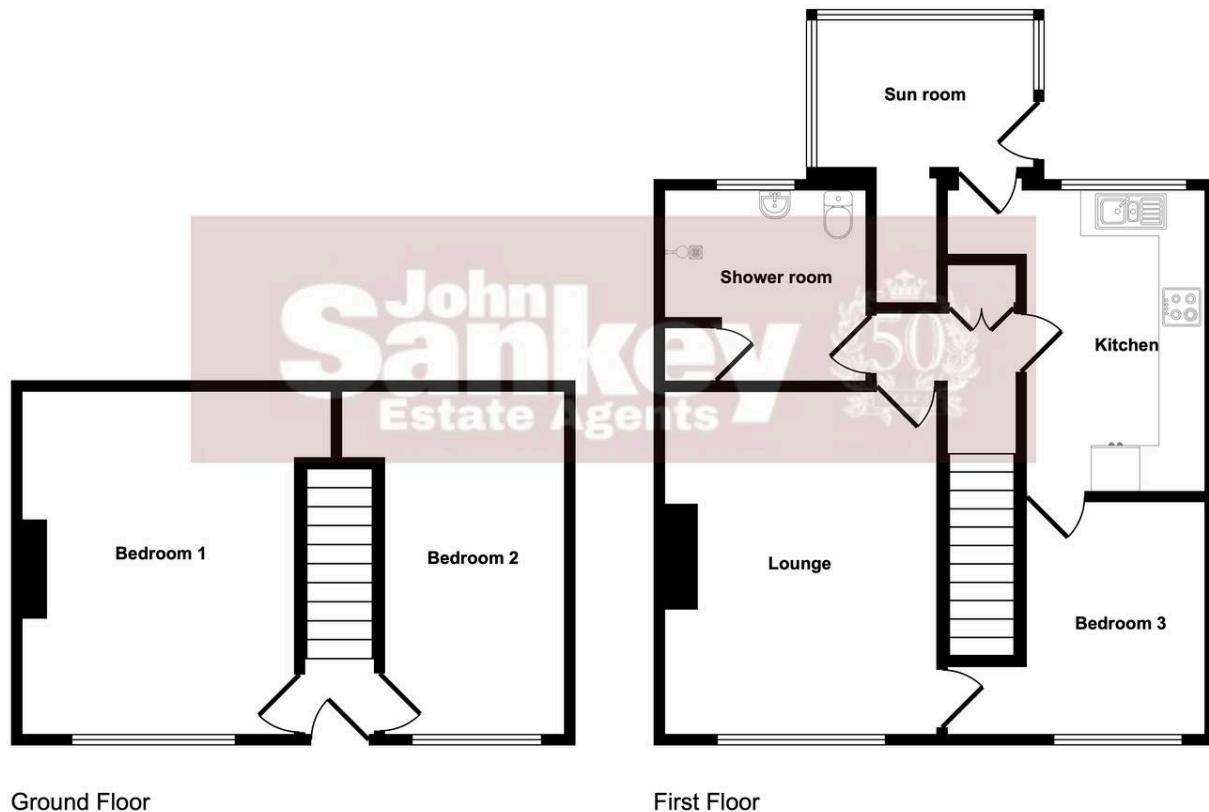
### Outside

The front of the property is a low-maintenance space bordered by a low-lying wall, with gated access and mature trees and shrubbery enhancing privacy and kerb appeal. To the rear, the property benefits from street access and a driveway providing off-road parking for 2–3 vehicles. The rear garden is a low-maintenance space bordered by mature trees and shrubbery, offering both privacy and a pleasant outdoor setting. It provides direct access to the sun room, and the garden extends down the side of the property, leading through to the front.

### Additional Information

Tenure: Freehold Council tax band: B Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

This well-presented and versatile home offers generous living throughout, making it an ideal choice for a range of buyers. Key features include a modern, well-equipped kitchen with integrated appliances, a bright and airy sun room, and a stylish lounge filled with natural light. The property also benefits from a flexible layout, including ground floor double bedrooms and an additional bedroom upstairs, alongside a modern shower room.

Externally, the home boasts low-maintenance gardens to both the front and rear, with the added advantage of a driveway providing off-road parking for multiple vehicles. Convenient rear access and a private, enclosed garden further enhance the appeal.

Situated close to local amenities, this property combines comfort, practicality, and flexibility, making it a fantastic opportunity for growing families.



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