







## Property Description

Connells are delighted to bring to market this attractive three-bedroom semi-detached home, set within the highly desirable Broadsands park. Perfect for families, this property offers generous accommodation, modern finishes, and beautifully landscaped gardens, creating a home ready to enjoy.

On approach, the home makes a fantastic first impression with ample driveway parking, suitable for several vehicles, a motorhome, or even a boat, leading up to a garage with electric doors.

Stepping inside, you are welcomed into a bright double-aspect lounge and dining room, a spacious area ideal for both relaxing and entertaining. This room flows beautifully into the sunroom, which enjoys a triple aspect and overlooks the landscaped gardens. The ground floor also features a fitted kitchen, a separate utility room with access to the integral garage, and a convenient cloakroom.

Upstairs, you will find three generous bedrooms, two of which enjoy views across the rear gardens. A newly fitted modern shower room completes the first-floor accommodation.

The rear garden is truly a gardener's paradise. Offering patio and lawn areas, a greenhouse, mature shrubs, and well-tended borders, it provides a wonderful mix of beauty and practicality. Additional highlights include a workshop powered by solar panels and the advantage of a south-facing aspect, ensuring sunshine throughout the day.

This home is not expected to remain on the market for long. Early viewing is highly recommended

## On Approach

Driveway parking for ample vehicles, Motorhome or boat. Leading upto garage,

## On Entrance

Composite entrance door leading into hallway. Doors off to principle rooms

## Cloakroom

Front aspect uPVC double glazed window. White suite comprising: pedestal wash hand basin and low level WC.

## Lounge

19' 8" x 13' 9" ( 5.99m x 4.19m )

Bright double aspect lounge. Front aspect uPVC double glazed window and rear aspect double glazed patio doors leading into sun room. Decorative fireplace with inset pebble effect electric fire, marble hearth and oak effect surround and mantel. Power points, radiators and tv point.

## Sun Room

11' 9" x 11' 5" ( 3.58m x 3.48m )

Dual aspect uPVC double glazed windows overlooking private landscaped gardens. Vaulted roof with velux windows. French doors leading out onto patio area.



## Kitchen

13' 9" x 10' 9" ( 4.19m x 3.28m )

Double glazed patio doors leading to the rear garden and double glazed window. Kitchen comprising of a range of contemporary units with wood block effect counter tops. 1.5 bowl single drainer composite sink unit with chrome mixer tap over and work surfaces to either side. A range of cupboards and drawers. Integrated dishwasher. Built-in induction hob with stainless steel double oven and grill. Cooker hood with light. Further work surfaces. Range of complimentary wall units. Boiler cupboard housing Ideal gas boiler for central heating and hot water. Part tiled walls. Central heating radiator. Recessed display shelving. Door to: -

## Utility Room

7' 2" x 5' 2" ( 2.18m x 1.57m )

Fitted units with rolled edge work surface. Plumbing for washing machine, space for dryer and space for fridge freezer. Door leading through to integral garage.

## First Floor Landing

Door off to principle rooms

## Bedroom One

13' 9" x 9' 10" ( 4.19m x 3.00m )

## Bedroom Two

10' 5" x 9' 10" ( 3.17m x 3.00m )

Rear aspect uPVC double glazed window overlooking landscaped gardens. Radiator and power points,

## Bedroom Three

10' 5" x 8' 10" ( 3.17m x 2.69m )

Front aspect uPVC double glazed window. Radiator and power points.

## Shower Room

Side aspect obscure uPVC double glazed window, New suite comprising of double walk in shower with wall mounted shower. Twin basin units, low level wc and modern chrome towel rail.

## Outside

The rear garden is truly a gardener's paradise, offering a wonderful mix of patio and lawn areas, perfect for relaxation or entertaining. A work shed, powered by solar electricity, provides practicality alongside a greenhouse ideal for homegrown produce. Raised shrub, plant borders and vegetable beds, create year-round colour and interest. Benefiting from a desirable south-facing aspect, this garden combines beauty, function, and tranquillity - a space that is certain to delight any nature enthusiast.

## Garage

With electric door, power and lighting.















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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: PGN313024 - 0004