



## Queens Road, PL5

**Offers Over: £190,000**

*Freehold*

Very rarely do you come across a property that has been finished to such a standard of luxury throughout. This two-bedroom semi-detached home has been decorated impeccably and really has a touch of opulence. The highlight of this home is undoubtedly the extended, open plan kitchen and dining area letting in an abundance of natural light. Finished to the highest of standards with a bespoke kitchen, this breath-taking space is perfect for both entertaining and socialising. Complimented perfectly by a spacious living room which has been finished equally as beautifully, this property provides spacious downstairs accommodation. Upstairs the property has been just as meticulously decorated. Benefiting from two large double bedrooms which are both airy, light and modern as well as a wonderfully finished family bathroom. Externally, the property benefits from a delightfully landscaped garden which has been carefully thought out to make a superb entertaining space as well as being the only property on the road to benefit from a garage.

## Property

### Rooms

**Entrance Hall** 14'8" x 5'9" (4.47m x 1.75m). Contemporary tiled flooring, wall mounted gas radiator, access to lounge & kitchen / dining area, under stair storage, stairs leading to further rooms upstairs.

**Living Room** 10'3" x 12' (3.12m x 3.66m). Carpet flooring, wall mounted gas radiator, Tv point, feature fire place, double glazed windows to front aspect.

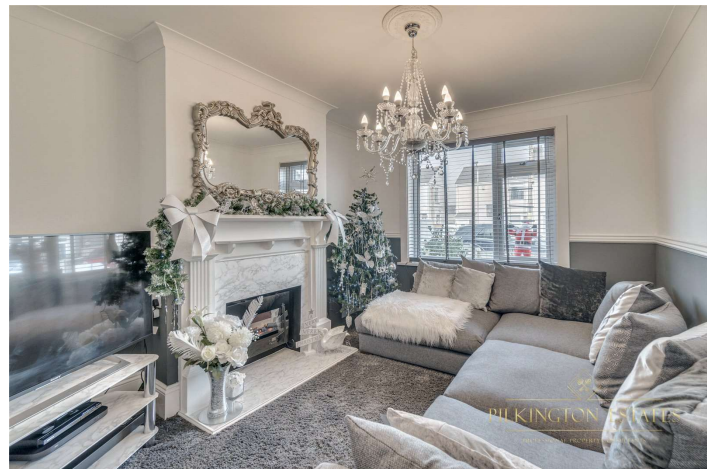
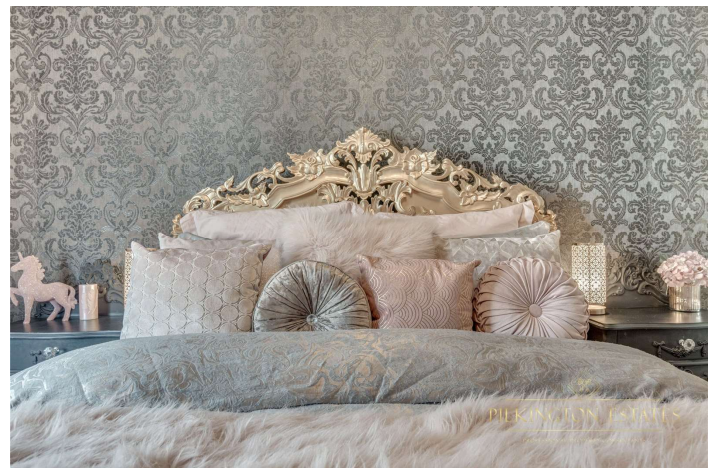
**Kitchen** 13'11" x 9'11" (4.24m x 3.02m). Contemporary tiled flooring, wall mounted gas radiator, fully fitted kitchen with integrated appliances, stainless steel sink and draining unit with tap above, induction hob, built in oven, built in fridge / freezer, access to dining area.

**Dining Room** 13'3" x 7'9" (4.04m x 2.36m). Contemporary tiled flooring, double glazed windows with patio doors with access to the garden.

**Gargage** 8'1" x 21'9" (2.46m x 6.63m). Part vinyl flooring, part concrete, plumbing for washer / dryer, Double glazed window to rear, up and over garage door, benefits from having electric supply.

**Landing** 14'9" x 1.80 (4.5m x 1.80). Carpet flooring, wall mounted radiator, access to both bedrooms and family bathroom.

**Master Bedroom** 10'3" x 11'11" (3.12m x 3.63m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.





**Bathroom** 5'10" x 6'8" (1.78m x 2.03m). Vinyl flooring, low level WC, wash hand basin with hot and cold mixer taps with vanity unit below, bath with gas shower head above, wall mounted towel radiator, Double glazed window to rear.

**Bedroom Two** 10' x 10'1" (3.05m x 3.07m). Carpet flooring, wall mounted radiator, double glazing overlooking the garden.

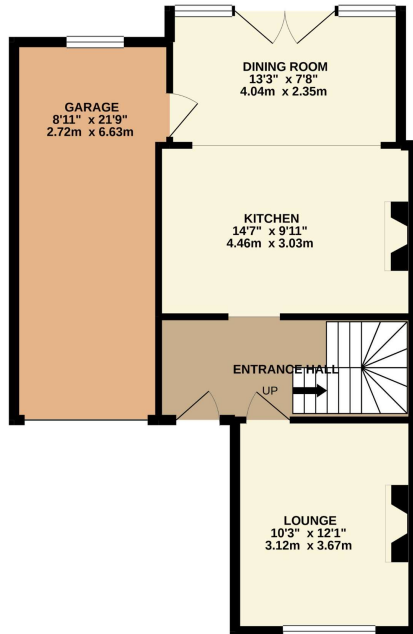
**Garden** Enclosed rear garden, laid to patio with patch of artificial grass, easily maintained and low maintenance.



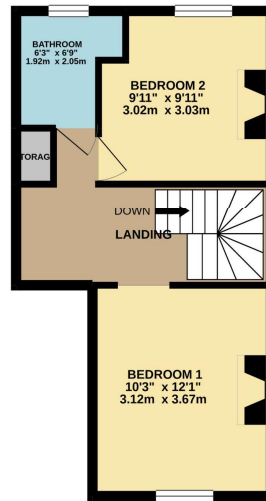
### Charges

Council Tax Band: TBC

GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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