



Budshead Road, PL5 Offers Over: £270,000

This impressive four-bedroom property offers an abundance of space to any growing family, and still boasts great potential to adapt further. The property is now fit for any family to enjoy and has more than enough room for all. The large family home has a generous living room, leading further to a full-width kitchen / dining room at the rear which has been extended to offer a tremendous entertaining space.

Upstairs are three well-proportioned bedrooms with a family bathroom. Furthermore, a loft conversion allows for a fourth bedroom which could also be utilised as a home office. Outside, the property has a shared driveway which has further potential for adding private parking as well as a single garage. The rear garden again is well suited to a family which has been laid to both turf and patio, providing ample space for outdoor furniture. EPC: TBC.

Rooms

Porch 5'8" x 2'8" (1.73m x 0.81m). White composite front door, Laminate flooring, Wooden door into hallway

Hallway Laminate flooring, understairs cupboard, downstairs WC

Downstairs WC 2'7" x 3'10" (0.79m x 1.17m). Wooden door, tiled floor and walls, White toilet, white sink, frosted window

Lounge 12'8" x 11'11" (3.86m x 3.63m). Wooden door, laminate flooring, bay window, fire place, wall mounted gas radiator

Reception Room 12'6" x 18'5" (3.8m x 5.61m). Laminate flooring, wood burner, double glazed window, gas wall mounted radiator, storage cupboard with boiler

Kitchen /Diner 17'5" x 10'6" (5.3m x 3.2m). Laminate flooring, cream kitchen, integrated hob and oven, double glazed upvc window, upvc French doors, Velux window

Landing Carpet flooring, wooden banister, double glazed window

Bedroom 6'7" x 10'2" (2m x 3.1m). Wooden door, carpet flooring, double glazed window, gas wall mounted radiator

Bedroom 12' x 13'10" (3.66m x 4.22m). Wooden door, bay window, gas wall mounted radiator, carpet flooring, built in wardrobe

Bedroom 11'11" x 12'6" (3.63m x 3.8m). Wooden door, upvc window, gas wall mounted radiator, carpet flooring

Bathroom 6'6" x 5'11" (1.98m x 1.8m). Wooden door, tiled floor and walls, white toilet, white bath with overhead shower, frosted double glazed window





Bedroom 16' x 14'8" (4.88m x 4.47m).
Wooden door, carpet flooring, eave storage,
Velux windows

Exterior To the front the property has a shared driveway leading to a single garage. The driveway has ample space for two vehicles. To the rear, the property has been laid to both patio and lawn and is larger than average.



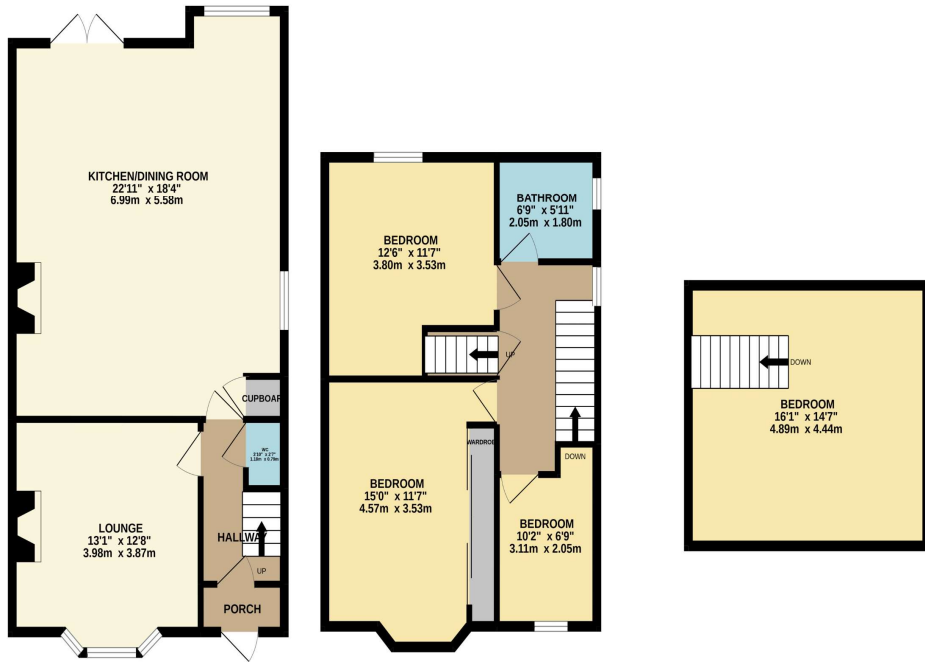
Charges

Council Tax Band: TBC

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.

2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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