



Highclere Gardens, PL6

Offers Over: £290,000

Set within the ever-popular area of Widewell is this extended three-bedroom family home that will undoubtedly exceed a buyer's expectation and more. Downstairs comprises a well-presented open plan living / dining room, a conservatory to the rear creating a second reception room and a stunning kitchen which is located in the single-story extension to the side aspect.

Upstairs, this family home offers a contemporary family bathroom and three well-proportioned bedrooms, which have been dressed to an equally as impressive standard. To the rear, the garden is larger than average and has been laid to both decking and lawn, with ample space for garden furniture. The home is complete with off street parking for two vehicles and a single garage. EPC: C.

Rooms

Entrance Hall 5'7" x 14'1" (1.7m x 4.3m). Hard-wood flooring and stairs leading to first floor landing, as well as under stairs storage.

Living dining room 11'2" x 23'7" (3.4m x 7.2m). Carpet flooring with wall mounted gas-powered radiators and a door coming from entrance hallway. Double glazed UPVC window to front aspect with feature fireplace, log burner and TV point. access to kitchen through internal French doors and access to conservatory to the rear aspect through sliding UPVC doors.

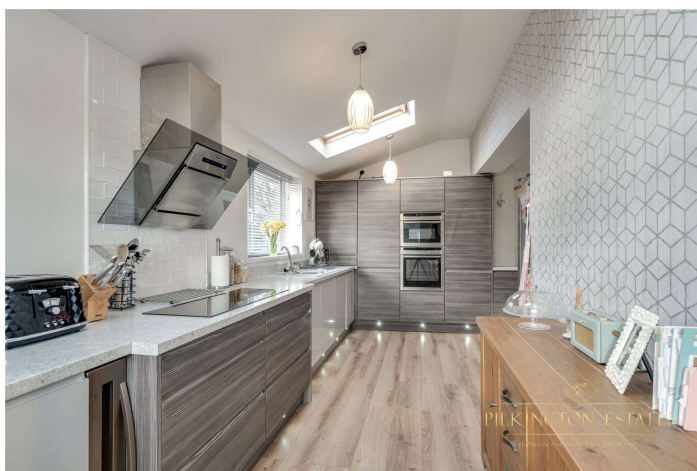
Conservatory 6'7" x 9'1" (2m x 2.77m). Part brick walls with UPVC windows to side and rear aspect and access to garden.

Kitchen 20'9" x 15'7" (6.32m x 4.75m). Hard-wood flooring, matching wall and base units, space for dish washer, space for fridge freezer, integrated double oven, induction hob extractor fan above, double glazed UPVC window to front aspect, composite sink with draining unit and hot and cold mixer taps. Part tiled walls. and access to entrance hallway.

Landing 8'4" x 6'9" (2.54m x 2.06m). Carpet flooring with wall mounted gas-powered radiators and a UPVC double glazed window to side aspect. Access to loft space.

Bathroom 5'6" x 7'10" (1.68m x 2.4m). Tiled flooring, low level WC, wash hand basin with mixer tap, bathtub with hot and cold mixer tap and electric power shower above. UPVC double glazed frosted window to rear and side aspect.

Bedroom 1 14'4" x 9'11" (4.37m x 3.02m). Carpet flooring with wall mounted gas-powered radiator and a UPVC double glazed window to front aspect with space for bedroom furniture and fitted wardrobes.





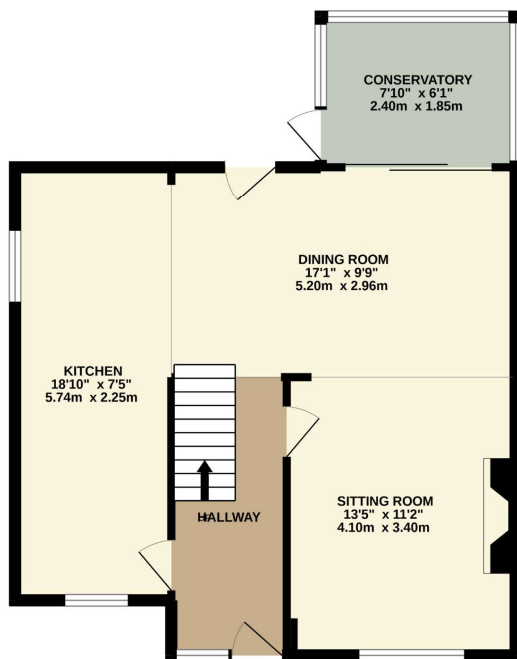
Bedroom 2 8'11" x 8'11" (2.72m x 2.72m). Carpet flooring with wall mounted gas-powered radiator and a UPVC double glazed window to rear aspect with space for bedroom furniture.

Bedroom 3 8'11" x 6'9" (2.72m x 2.06m). Carpet flooring with wall mounted gas-powered radiator and a UPVC double glazed window to front aspect with space for bedroom furniture and fitted wardrobes.

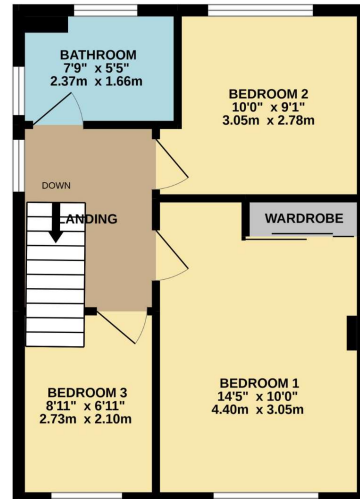
Exterior Rear Garden laid to decking and lawn with paved path leading to back gate.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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