

£475,000

Blackthorn Avenue

Lovedean, PO8 9RF

PROPERTY SUMMARY

We are delighted to offer for sale this stunning family home in cul de sac location of Blackthorn Avenue, Lovedean. The accommodation comprises of an impressive kitchen/breakfast room, utility cupboard, lounge, downstairs W.C. The first floor offers 3 well proportioned bedrooms with ensuite to the master as well as a family bathroom suite. Externally there is a block paved driveway, garage which has been part converted to a play room/office space, and a wonderfully landscaped rear garden with pergola. Other benefits including the remainder of the NHBC warranty, solar panels, to arrange your viewing contact us as today!

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ENTRANCE HALL Radiator, window to front aspect, stairs leading to first floor, stairs leading to first floor, door leading to:

WC Window to front aspect, heated towel rail, wash hand basin, W.C.

LOUNGE/DINER 18' 7" x 12' 5" (5.66m x 3.78m) Triple aspect windows to front, side and rear, 2 radiators.

KITCHEN/BREAKFAST ROOM 14' 4" x 11' 9" (4.37m x 3.58m) Door leading to rear aspect, island centre piece, a range of wall and base units incorporating sink unit, built in over, hob with fan over, integral fridge/freezer, integrated dish washer, door to:

UTILITY ROOM Space and plumbing for washing machine and tumble dryer.

LANDING Window to rear aspect, radiator, storage cupboard, door leading to:

BEDROOM 1 11' 7" x 10' 3" (3.53m x 3.12m) 2 sets of built in wardrobes, window to front aspect, radiator, door leading to:

ENSUITE Window to front aspect, heated towel rail, wash hand basin, shower cubicle, W.C.

BEDROOM 2 12' 9" x 10' 7" (3.89m x 3.23m) Window to front aspect, radiator.

BEDROOM 3 9' 5" x 7' 8" (2.87m x 2.34m) Window to side aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, wash hand basin, panelled bath with shower over, W.C.

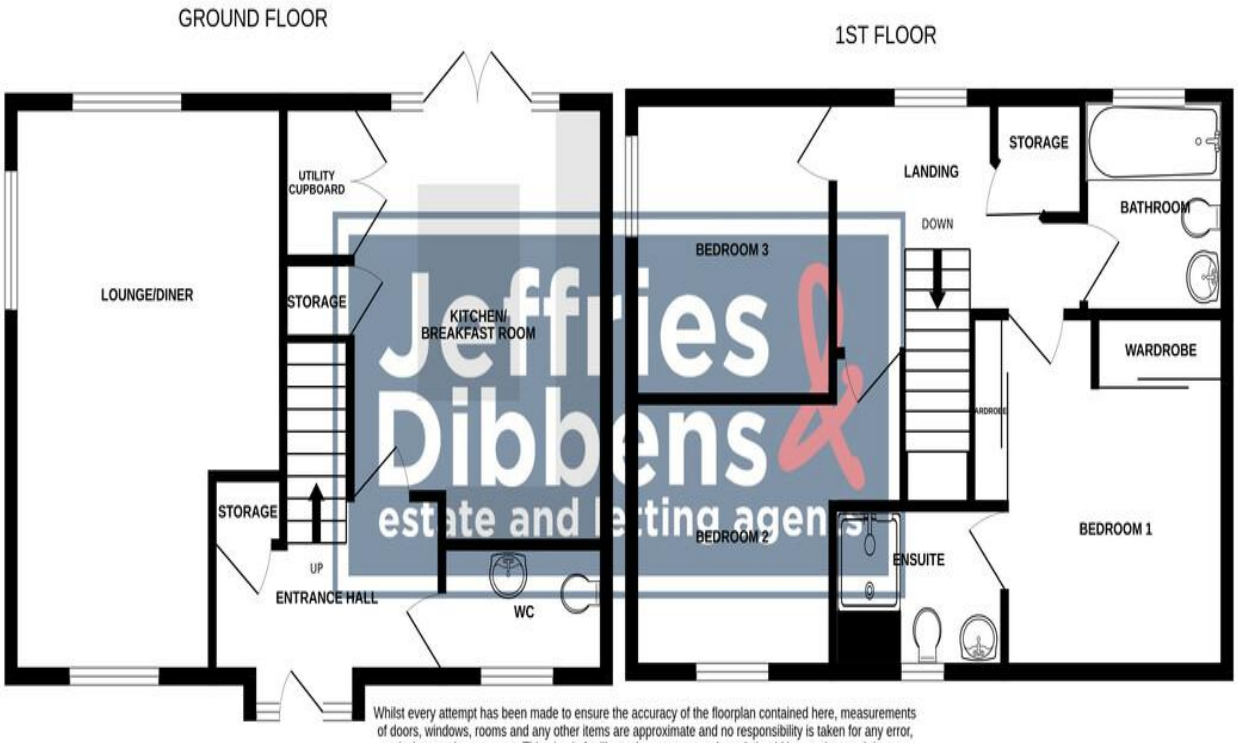
OUTSIDE

REAR GARDEN Area laid to lawn, patio area, outside power and light gated side access, pergola, door to garage, door to:

PLAY ROOM 13' 11" x 9' 0" (4.24m x 2.74m) Power and light.

GARAGE 10' 3" x 6' 2" (3.12m x 1.88m) Part converted

FRONT GARDEN Blocked paved driveway leading to garage.



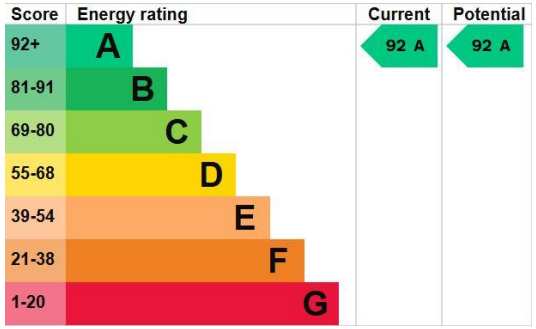
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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