





71 Marjoram Crescent

Cowplain, PO8 9BD

- THREE BEDROOMS
- MODERN CONDITION THROUGHOUT
- BI-FOLD DOORS FROM LOUNGE LEADING TO RAISED DECKING
- REQUESTED HAZLETON LOCATION
- DETACHED HOUSE
- IMMACULATE KITCHEN DINER WITH UTILITY ROOM
- DOUBLE DRIVEWAY
- EN-SUITE OFF OF MASTER BEDROOM

A unique three-bedroom detached modern home situated on the popular Hazleton Estate in Cowplain, presented in excellent condition throughout. The property boasts a stylish kitchen/dining room, a cosy lounge with bi-fold doors, a separate utility room, ground floor WC, and an en-suite to the principal bedroom. Externally, there is a double block-paved driveway and an attractive wraparound garden featuring raised decking, a patio, artificial grass and a superb-sized workshop. Conveniently located close to local amenities and with easy access to the A3.



Price £425,000



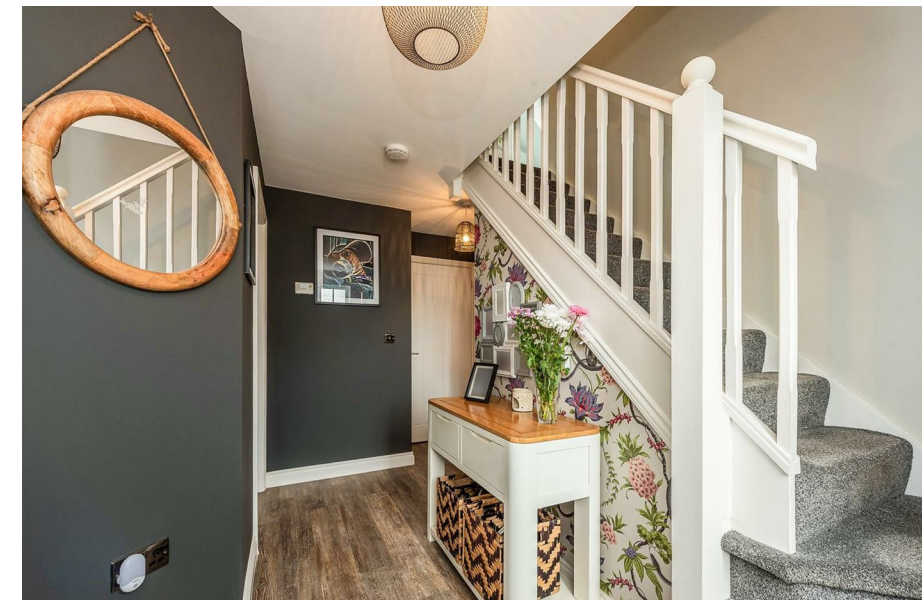
Situated on the popular Hazleton Estate in Cowplain, this unique three-bedroom detached home offers a refreshing alternative to more traditional properties in the area. Built to a modern design and presented in excellent condition throughout, the property has been tastefully decorated and thoughtfully arranged to provide stylish, contemporary living both inside and out. Externally, the home benefits from a double block-paved driveway and an attractive wraparound garden, creating a fantastic amount of outdoor space.

Upon entering the property, you will find a welcoming and cosy lounge, complete with bi-fold doors opening directly onto the rear garden, allowing the space to flow seamlessly outside. The impressive kitchen/dining room is a real highlight, providing an ideal social environment for everyday living and entertaining. Finished to a fantastic standard, the kitchen incorporates a breakfast bar alongside ample space for a dining table and chairs. Further benefits on the ground floor include a separate utility room and a convenient downstairs WC.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room, providing additional comfort and practicality.

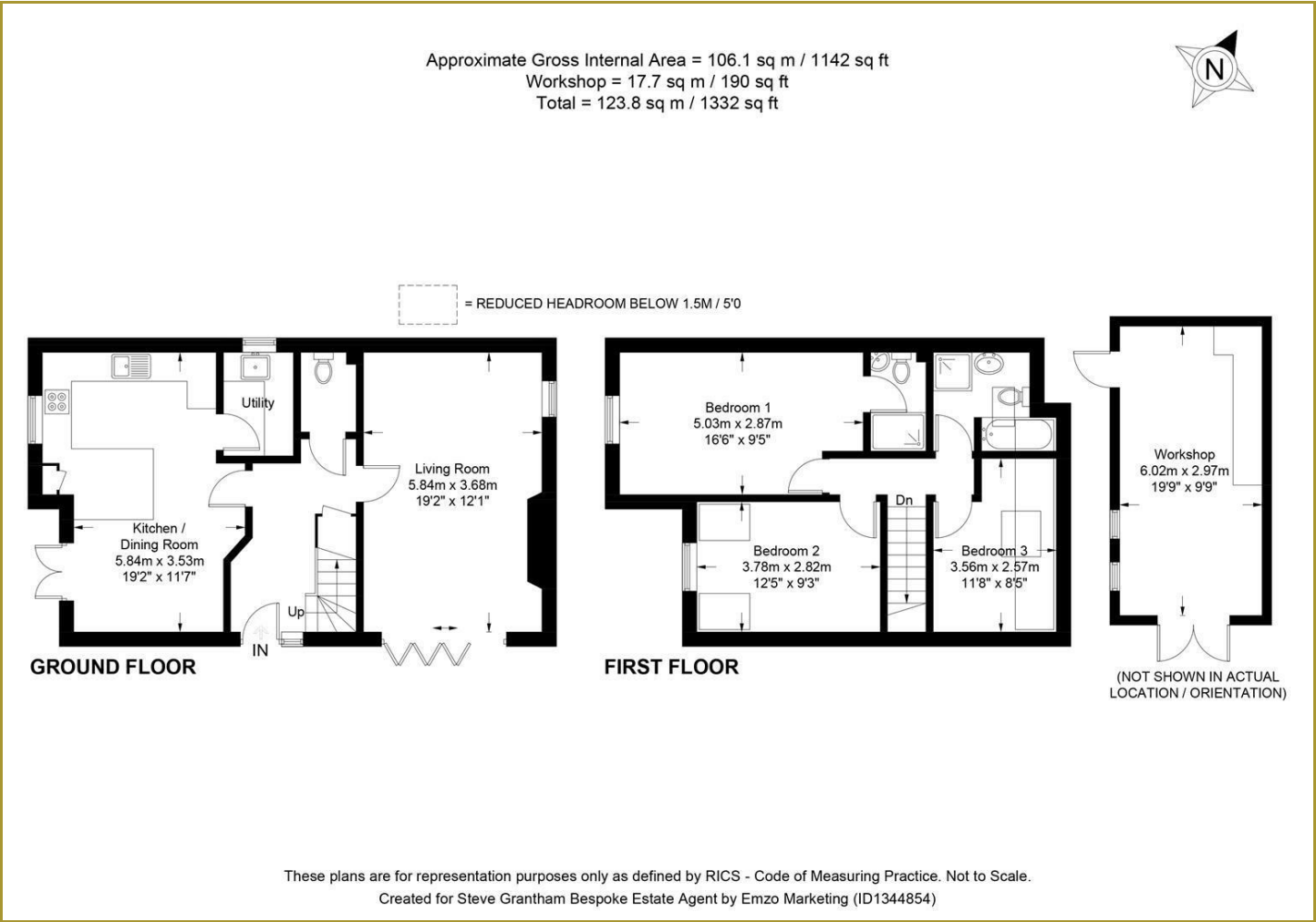
The outside space is particularly impressive, with the garden wrapping around the property and offering several distinct areas to enjoy. A raised decking area with steps leads down to an attractive patio, while the remainder of the garden has been designed for ease of maintenance, with artificial grass creating a neat and usable outdoor space. There is also a superb-sized workshop, ideal for hobbies, storage or those requiring additional workspace. Gated access from the driveway provides a convenient route through to the rear garden.

Positioned within easy reach of Cowplain's local shops and amenities, the property also benefits from convenient access to the A3, making it an excellent choice for commuters. Combining modern interiors, versatile living space and a fantastic wraparound garden, this distinctive detached home is a rare find within the popular Hazleton Estate, and internal viewings are strongly recommended to fully appreciate everything it has to offer.

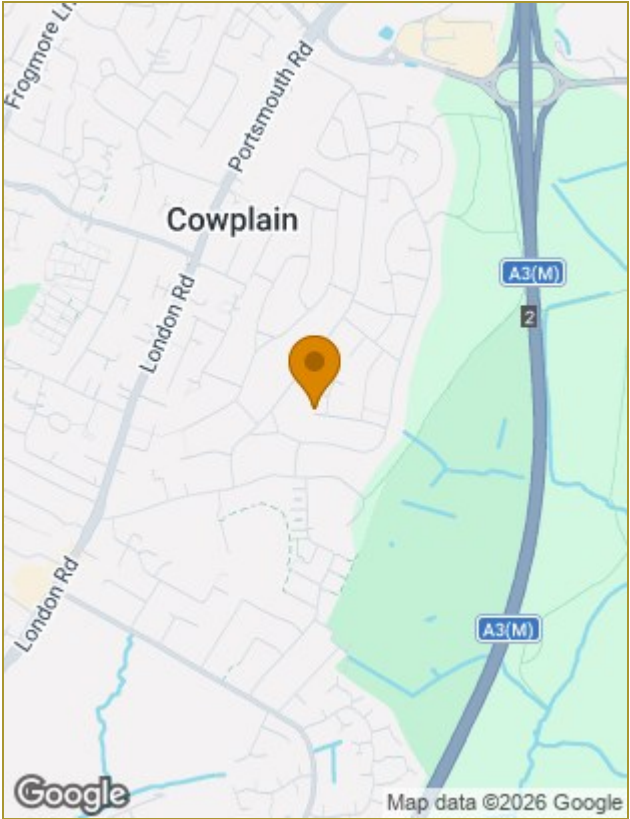




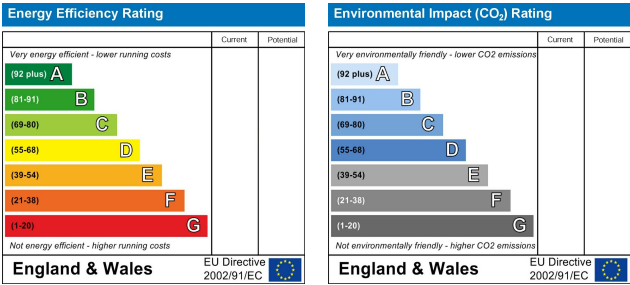
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.