



# PRICE: £465,000



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## Hart Plain Avenue, Cowplain, PO8 8RP

NO FORWARD CHAIN is offered with this GREATLY EXTENDED THREE BEDROOMED DETACHED BUNGALOW in Cowplain offering huge potential occupying a generous plot. Accommodation boasting kitchen with breakfast area, dining area, lounge, ensuite shower, separate office, extensive off road parking.

### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

70

81

Entrance  
Double glazed front door with double glazed lead light effect side panels.

Entrance Hall  
Coved and textured ceiling, radiator, loft access via ladder, storage cupboard with hanging rail.

Kitchen  
W: 9' 5" x L: 12' 8" (W: 2.87m x L: 3.86m)  
(Maximum measurements). Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, integrated fridge /freezer, space for freestanding cooker, coved and smoothed ceiling, tiled to principle areas, tiled flooring, archway to breakfast area.

Breakfast Area  
W: 11' 2" x L: 8' 7" (W: 3.42m x L: 2.6m)  
Wood effect flooring, radiator, coved and textured ceiling.

Utility Room  
W: 6' 5" x L: 7' 6" (W: 1.96m x L: 2.28m)  
Work surface with space and plumbing below for washing machine and space and vent for tumble dryer, wood effect flooring, coved and textured ceiling, tiled to principle areas, double glazed door to rear aspect / garden, radiator.

Lounge  
W: 11' 11" x L: 16' 10" (W: 3.64m x L: 5.14m)  
Feature fireplace with wood surround, marble effect back and hearth with inset gas living flame effect fire, radiator, double glazed window to front aspect.

Dining Area  
W: 10' 8" x L: 16' 5" (W: 3.25m x L: 5m)  
Double glazed French doors to rear aspect / garden, internal French doors to lounge, radiator, coved and textured ceiling, opening to breakfast area.

Bedroom One  
W: 9' 10" x L: 17' 1" (W: 3m x L: 5.21m)  
(Maximum measurements). Double glazed French doors to rear aspect / garden, range of fitted bedroom furniture, coved and textured ceiling, door to ensuite shower.

En Suite Shower  
Shower cubicle with overhead shower, close coupled low level wc, pedestal wash hand basin, tiled to principle areas, coved and textured ceiling with pin spot downlighting, white ladder style radiator.

Bedroom Two  
W: 12' 11" x L: 11' 8" (W: 3.94m x L: 3.56m)  
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to side aspect, fitted wardrobe cupboard, radiator, coved and textured ceiling, door to Study.

Study  
W: 12' 7" x L: 8' (W: 3.82m x L: 2.43m)  
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to side aspect, fitted wardrobe cupboard and fitted airing cupboard housing wall mounted boiler for central heating and domestic hot water, radiator, coved and textured ceiling.

Bedroom Three  
W: 9' 8" x L: 11' 8" (W: 2.95m x L: 3.55m)  
Double glazed obscured window to side aspect, radiator, coved and textured ceiling.

Family Bathroom  
W: 6' 7" x L: 9' 7" (W: 2m x L: 2.91m)  
Four piece suite comprising shower cubicle with wall mounted shower, corner panelled bath with mixer tap and hand held telephone style shower attachment, pedestal wash hand basin, close coupled low level wc, two double glazed obscured windows to side aspect, tiled to principle areas, coved and textured ceiling, radiator.

#### OUTSIDE

The frontage is predominately block paved driveway providing off road parking for multiple vehicles with gated access leading to the rear garden. The rear garden is mainly laid with lawn with patio / seating area adjoining the rear of the property, gated access to either side, external power point and outside tap, timber garden shed to remain, panelled fencing complement the side and rear boundaries.

Storage  
W: 13' 1" x L: 7' (W: 3.98m x L: 2.14m)  
The former garage has now been converted to create storage space, boasts up and over electric door, power and lighting, wall mounted electric consumer unit, wall mounted utility gas and electric meters.

