



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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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) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Offers Over £415,000

A.J.EYRE
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Yew Tree Avenue, Cowplain, PO8 8AJ

MODERN WELL PRESENTED THREE BEDROOM SEMI DETACHED CHALET BUNGALOW in Cowplain. Accommodation boasting modern kitchen, lounge, separate dining room, full width conservatory, ground floor shower room, first floor cloakroom, driveway providing off road parking, garage, easy access to village amenities

Covered Entrance
Steps leading to double glazed front door.

Entrance Hall
Laminate wood effect flooring, radiator, smoothed ceiling, storage cupboard with shelving housing utility meters and consumer unit.

Kitchen
W: 8' 5" x L: 11' 10" (W: 2.57m x L: 3.61m)
Modern range of wall and base units complemented with work surfaces over incorporating sink unit with mixer tap and drainer, electric hob with stainless steel extractor canopy over and electric oven below, integrated dishwasher, integrated undercounter fridge and freezer, pull out integrated waste and recycling bins, undercounter courtesy lighting, double glazed windows to side and rear aspects, tiled to principle areas, laminate wood effect flooring, plinth warm air heater, smoothed and coved ceiling with pin spot downlighting.

Lounge
W: 13' 6" x L: 17' 3" (W: 4.11m x L: 5.26m)
Feature fireplace with wood surround, marble effect back and hearth with electric living flame effect fire, double glazed window to front aspect, radiator, smoothed ceiling, French doors to dining room.

Dining Room
W: 9' 11" x L: 13' 2" (W: 3.02m x L: 4.01m)
(Maximum measurements). Stairs to the first floor, radiator, smoothed ceiling, sliding patio doors to conservatory.

Conservatory
W: 22' 6" x L: 8' 9" (W: 6.87m x L: 2.66m)
(Maximum measurements). Feature brick base with double glazed windows to side and rear aspects, double glazed French doors to rear aspect / garden, double glazed sliding patio doors to dining room, two radiators, range of modern base units with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, tiled flooring, power, lighting, fitted full height corner cabinet.

Ground Floor Bedroom Two
W: 10' 3" x L: 11' (W: 3.12m x L: 3.35m)
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, radiator, smoothed ceiling, floor to ceiling mirror fronted fitted wardrobe cupboards, wall mounted Worcester boiler for central heating and domestic hot water.

Shower Room
W: 5' x L: 9' 5" (W: 1.51m x L: 2.86m)
(Maximum measurements). Modern suite comprising walk in shower cubicle with wall mounted shower, wash hand basin and low level wc set in vanity unit, tiled to principle areas, double glazed obscured window to rear aspect, smoothed ceiling with pin spot downlighting, chromium ladder style radiator.

FIRST FLOOR
Landing, double glazed window to rear aspect, smoothed ceiling with loft access, airing cupboard with shelving.

Bedroom One
W: 15' 9" x L: 11' 4" (W: 4.8m x L: 3.45m)
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, floor to ceiling fitted wardrobe cupboards, radiator, smoothed ceiling, access to walk in eaves storage (restricted head height) with lighting.

Bedroom Three
W: 9' 7" x L: 10' 11" (W: 2.92m x L: 3.32m)
'L' Shaped (Overall maximum measurements). Double glazed window to rear aspect, radiator, smoothed ceiling.

Cloakroom
W: 9' 6" x L: 3' 4" (W: 2.88m x L: 1.02m)
Modern suite comprising close coupled low level wc, wash hand basin set in vanity unit, chromium ladder style radiator, tiled to principle areas, smoothed ceiling.

OUTSIDE
The frontage is predominantly driveway creating off road parking with shared drive leading to the garage. Gated access leads to the rear garden which boasts an east / south aspect with two patio seating areas, one adjoining the rear of the property with an additional patio / seating area at the bottom of the garden. The remainder of the rear is mainly laid with lawn with well tended borders and panelled fencing complement the side and rear boundaries, outside water tap and external power point.

Garage
W: 9' 4" x L: 21' 5" (W: 2.84m x L: 6.53m)
Electric roller shutter door, double glazed door to side aspect, double glazed window to rear, lighting and power points.

