



When every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error or omission in the information. This plan is for information purposes only and should not be used for any purpose other than that intended. The floorplan is not intended to be used for any purpose other than that intended. The floorplan is not intended to be used for any purpose other than that intended. The floorplan is not intended to be used for any purpose other than that intended.

PRICE: £395,000



Summerhill Road, Cowplain, PO8 8XE

NO FORWARD CHAIN is offered with this EXTENDED THREE BEDROOM DETACHED HOUSE in Cowplain. Accommodation boasting lounge, dining area, kitchen area, utility / shower room, separate cloakroom, driveway, good sized rear garden and easy access to Cowplain amenities, bus connections and doctors surgery.

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>

Covered Entrance

Double glazed front door, double glazed obscured side panel to front aspect.

Entrance Hall

Stairs to the first floor, radiator, understairs storage cupboard housing utility meter, additional walk in storage cupboard with double glazed obscured window to side aspect and shelving, wall mounted consumer unit and electric meter, power and lighting.

Lounge

(Maximum measurements including depth of bay window). Double glazed bay window to front aspect, feature fireplace with wood surround, radiator, coved and textured ceiling.

Dining Area

Radiator, textured ceiling, archway to breakfast area.

Kitchen

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring gas hob with stainless steel extractor canopy over, eye level oven, space and plumbing for dishwasher, double glazed window to rear aspect, tiled splashback, laminate wood effect flooring, smoothed ceiling.

Breakfast Area

Double glazed patio doors to rear aspect / garden, radiator, laminate wood effect flooring, smoothed ceiling.

Utility / Shower Room

Range of wall and base units with work surface over incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, corner shower cubicle with wall mounted shower, radiator, double glazed window to side aspect, wall mounted cupboard housing Worcester combination boiler, tiled to principle areas, smoothed ceiling, door to inner hall.

Inner Hall

Double glazed door and double glazed obscured side panel to side aspect, radiator, laminate wood effect flooring, smoothed ceiling.

Cloakroom

Close coupled low level wc, wash hand basin set in vanity unit, radiator, laminate wood effect flooring, double glazed obscured window to side aspect, smoothed ceiling.

FIRST FLOOR

Landing, double glazed window to side aspect, overstairs storage cupboard with shelving.

Bedroom One

(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, radiator, two fitted wardrobe cupboards, textured ceiling.

Bedroom Two

Double glazed window to rear aspect, radiator, textured ceiling.

Bedroom Three

Double glazed window to rear aspect, radiator, textured ceiling.

Family Bathroom

Suite comprising step through bath with mixer tap and hand held shower attachment, close coupled low level wc, wash hand basin set in vanity unit, tiled to principle areas, double glazed obscured window to front aspect, radiator, textured ceiling, wall mounted shaver point.

OUTSIDE

The frontage boasts tarmac driveway providing off road parking with the remainder laid with lawn and mature hedgerow complement the side and front boundary, gated access leads to the rear garden boasting raised decked seating area adjoining the breakfast area with steps leading the patio / seating area. The remainder is mainly laid with lawn, timber summer house and detached outbuilding / workshop.

