



## Asking Price £280,000

Located in Beacon Park close to local schools, shops and amenities is this stunning three bedroom family home. Built to Redrow exacting standards this three year old property offers a very high standard of presentation with many modern features. The accommodation briefly comprises entrance hallway, lounge, modern fitted kitchen/diner, downstairs WC, and upstairs benefits from three bedrooms with the master having an en-suite shower room, and a separate family bathroom. Outside the property boasts an enclosed and Southerly facing rear garden with driveway to the side and larger than average single garage. An internal inspection is essential to appreciate all on offer!

# NOVAHOMES

SALES & LETTINGS

01752 206040

@ sales@novahomes.co.uk

1%  
\*INC VAT

0<sup>WK</sup>  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

NO SALE  
NO FEE

## Recreation Road, Beacon Park, PL2 3NA

### Entry

Entry is gained via a uPVC door into the hallway.

### Entrance Hall

This delightful entry to the property offers a turning staircase rising to the first floor with storage beneath housing the meters. Doors lead to the lounge, kitchen/diner and downstairs WC.

### Downstairs WC

Window to side aspect with obscure finish. Fitted suite comprising low level WC and vanity wash hand basin.

### Lounge 16'0" (4.88m) Max x 10'11" (3.33m)

This open and airy space offers a window to the front aspect and ample space for lounge apparel.

### Kitchen/Diner 17'11" (5.46m) x 11'3" (3.43m)

Positioned at the rear with views over the enclosed garden, and benefiting from the Southerly aspect this open and well finished room is great for any family. There is a large space for dining with doors out to the patio on one side. The other offers a modern and contemporary fitted kitchen with a range of wall and base units, offering integral appliances and a wonderful amount of work top space.

### Landing

Doors lead to all three bedrooms, the family bathroom and the storage cupboard. A hatch leads to the loft space.

### Master Bedroom 10'11" (3.33m) x 10'9" (3.28m)

Good size master bedroom with fitted storage solutions. Window to front aspect and door to master en-suite shower room.

### Shower Room

Double shower cubicle with low level WC and pedestal wash hand basin.

### Bedroom Two 11'6" (3.51m) x 9'3" (2.82m)

Window to rear aspect overlooking the rear gardens and a Southerly aspect.

### Bedroom Three 8'8" (2.64m) x 8'4" (2.54m)

Window to rear aspect with garden views and a Southerly aspect.

### Family Bathroom

Modern fitted suite with feature shaped window to front of obscure finish. Low level WC, pedestal wash hand basin and panelled bath with shower unit over and tile surround.

### Outside

To the front is a good size garden which is mainly laid to lawn and has a pathway leading to the front door with the convenience of a storm porch entrance way.

Running up the side of the property is a driveway with ample parking for three cars leading to the garage and a gate leading to the rear gardens. The garage is an oversized single garage with huge storage space up in the eaves and the added benefit of power and light.

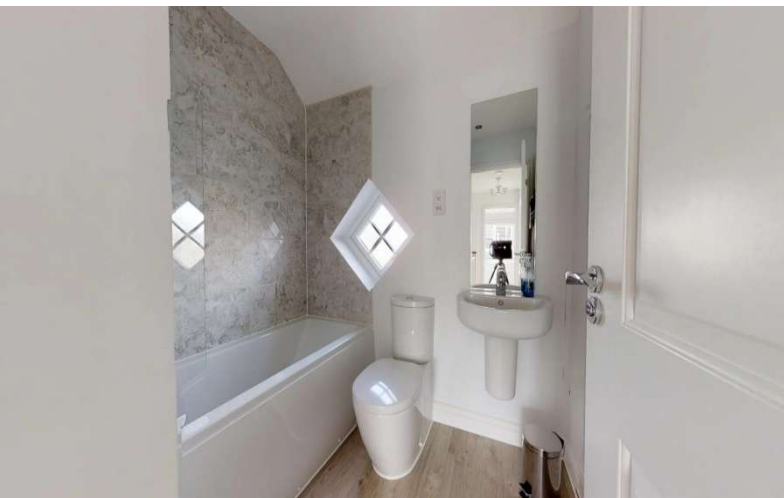
The rear gardens are level throughout and boasts a Southerly aspect with sun patio immediately to the rear of the property with path leading to the rear of the garage. The garden offers lawn areas and mature planted areas to the sides.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.









| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         | 96        |
| (81-91) <b>B</b>  | 84                      |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.