



Asking Price £180,000

This spacious three bedroom family home situated in a quiet off road position well placed for local amenities and enjoys far reaching countryside views. The living accommodation is well presented throughout in tasteful neutral colours is arranged over two levels and comprises on the ground floor, entrance hall, separate lounge, fitted kitchen/diner with built in electric oven, four ring ceramic hob and dishwasher. On the first floor a landing leads to three bedrooms and a recently fitted luxury four piece bathroom suite with separate shower cubicle. Externally, to the front there is a path leading to the front door with an adjacent front garden and at the rear there is a patio area leading to a level lawned garden enclosed by fence boundaries. The property also has the benefit of uPVC double glazing, gas central heating and a new roof in 2018. Novahomes highly recommend an early viewing to avoid disappointment.

novahomes

Established 2008



01752 206040



sales@novahomes.co.uk



www.novahomes.co.uk

Lundy Close, Southway, PL6 6HR

Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs rising to the first-floor landing, door to:

Kitchen/Diner

4.51m (14' 9") x 2.95m (9' 8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood above, uPVC double glazed window to the front.

Lounge

4.52m (14' 10") x 4.43m (14' 7")

UPVC double glazed window to the rear, double radiator, uPVC double glazed door opening to the rear south facing garden.

First Floor

Landing

Door to:

Bedroom 1

4.43m (14' 7") x 2.76m (9' 1")

UPVC double glazed window to the rear, double radiator.

Bedroom 2

3.99m (13' 1") x 2.64m (8' 8")

UPVC double glazed window to the front, double radiator.

Bedroom 3

2.27m (7' 5") x 1.70m (5' 7")

UPVC double glazed window to the front, double radiator, built in storage cupboard.

Bathroom

Fitted with four-piece suite comprising panelled bath with shower hand shower attachment over, vanity wash hand basin with storage under and tiled splashbacks, tiled double shower enclosure with fitted power shower above and glass screen and low-level WC.

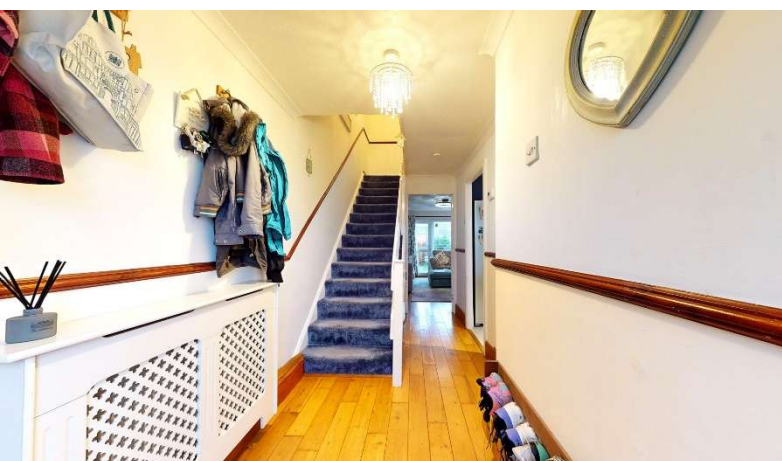
Outside

Externally, to the front there is a path to the front door with an adjacent front garden and at the rear there is a patio area leading to a level lawned garden enclosed by fence boundaries.

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.

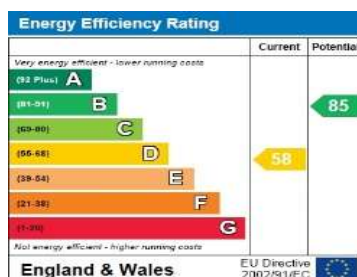






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

