



## Offers Over £200,000

Presenting a beautifully presented two double bedroom end terrace home, nestled in the sought-after location of Lake View Close, Holly Park. This property exudes charm and elegance, offering well presented interior throughout. Upon entering, you are greeted by an inviting entrance hall leading seamlessly into the heart of the home. The modern fitted kitchen/dining room provides a stylish space for culinary endeavors and gatherings, while the bright and airy lounge offers a serene retreat for relaxation. The accommodation further comprises two generously sized double bedrooms, providing ample space for rest and rejuvenation. Completing the interior is a contemporary fitted bathroom, exuding sophistication and functionality. Step outside to discover a south-facing landscaped rear garden, perfect for soaking up the sun or enjoying alfresco dining in a tranquil setting. Rear access to a garage and parking space adds convenience and practicality to this delightful property. Additional features include double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Offering a harmonious blend of comfort, style, and convenience, this well-presented home in Lake View Close is a rare find and promises an idyllic lifestyle for its fortunate residents.

# novahomes

Established 2008

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## Lake View Close, Holly Park, PL5 4LX

### Accommodation Comprises

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### Entrance Hall

**Lounge 4.11m (13'6") x 3.99m (13'1")**

**Kitchen 3.45m (11'4") x 3.1m (10'2")**

### First Floor Landing

**Bedroom One 4.14m (13'7") x 3m (9'10")**

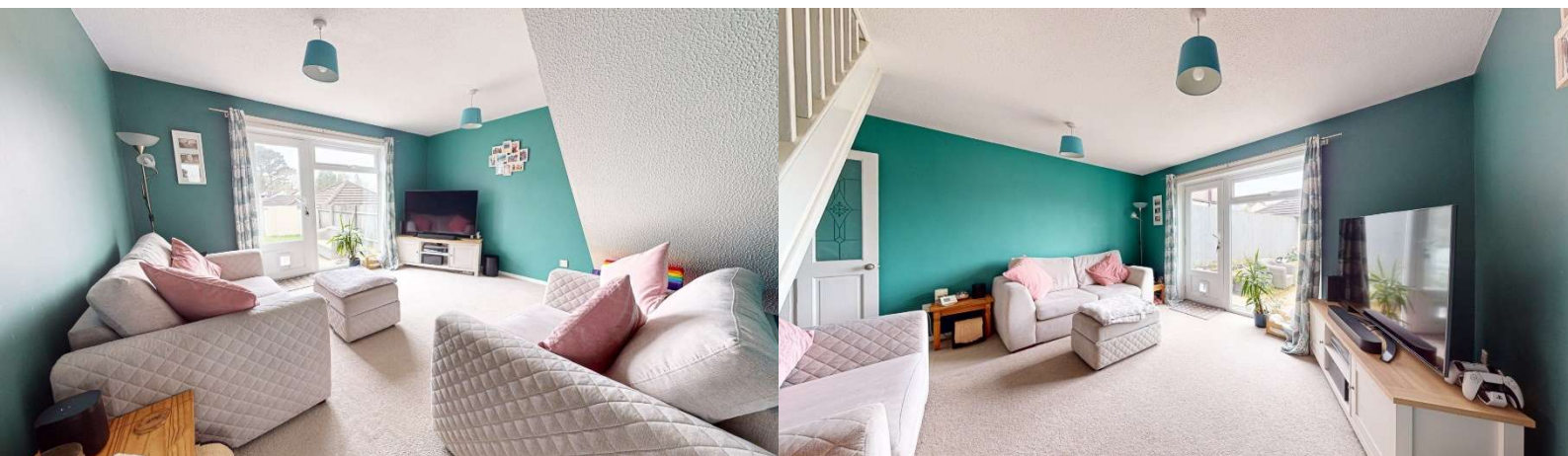
**Bedroom Two 3.51m (11'6") x 2.51m (8'3")**

### Bathroom

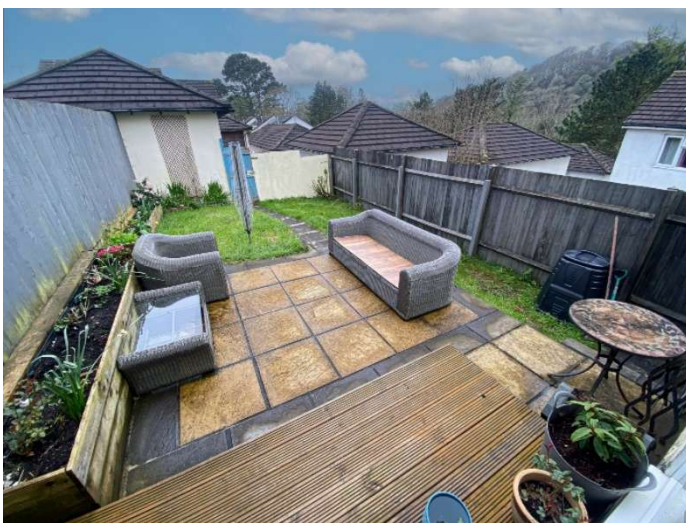
### Garage

### Viewing Arrangements

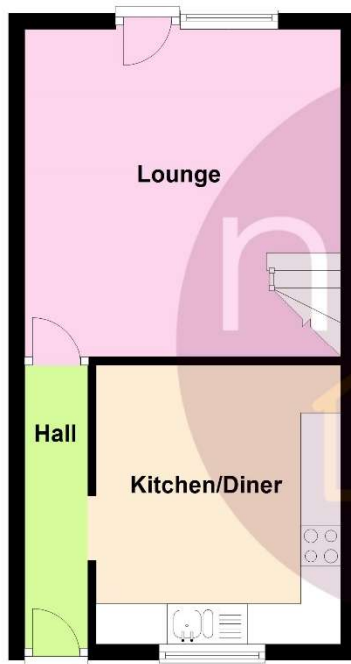
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







**Ground Floor**



**First Floor**



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.



**1%**  
FEE

**0<sup>WK</sup>**  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

**NO SALE  
NO FEE**

