



**Offer in excess of £325,000**

Novahomes are delighted to present this impressive and extended five-bedroom semi-detached family home, located in the popular area of Bickham Road, Higher St Budeaux. This spacious property offers versatile living accommodation, ideal for growing families, and benefits from a well-designed loft conversion providing two additional bedrooms. The ground floor comprises a welcoming porch, entrance hall, a bright and airy lounge with a feature bay window, a separate dining room with double doors opening onto a level and enclosed rear garden, and an extended kitchen overlooking the rear garden. On the first floor, you'll find two generous double bedrooms, a single bedroom/study, and a family bathroom. The second floor features two further bedrooms, offering excellent flexibility for use as additional sleeping space, a home office, or hobby rooms. Externally, the property enjoys a lovely enclosed rear garden with a patio seating area perfect for outdoor entertaining. A shared driveway leads to a larger-than-average garage with a pitched roof, power, and lighting, ideal for storage or workshop use. Early viewing is highly recommended to appreciate the space, flexibility, and quality this fantastic family home has to offer. Other benefits include, gas central heating, double glazing and the ground floor benefits from karndean flooring

# novahomes

Established 2008

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## Bickham Road, St Budeaux, PL5 1SA

### Accommodation Comprises

Ground Floor

Porch

Entrance Hall

Lounge 3.81m (12` 6") x 3.65m (12` )

Dining Room 3.81m (12` 6") x 3.27m (10` 9")

Kitchen 4.49m (14` 9") x 2.14m (7` )

First Floor

Landing

Bedroom 1 3.80m (12` 6") x 3.54m (11` 7")

Bedroom 2 3.82m (12` 6") x 3.54m (11` 7")

Bedroom 5 2.39m (7` 10") x 1.87m (6` 2")

Bathroom

Second Floor

Bedroom 3 3.16m (10` 5") x 2.78m (9` 1") max

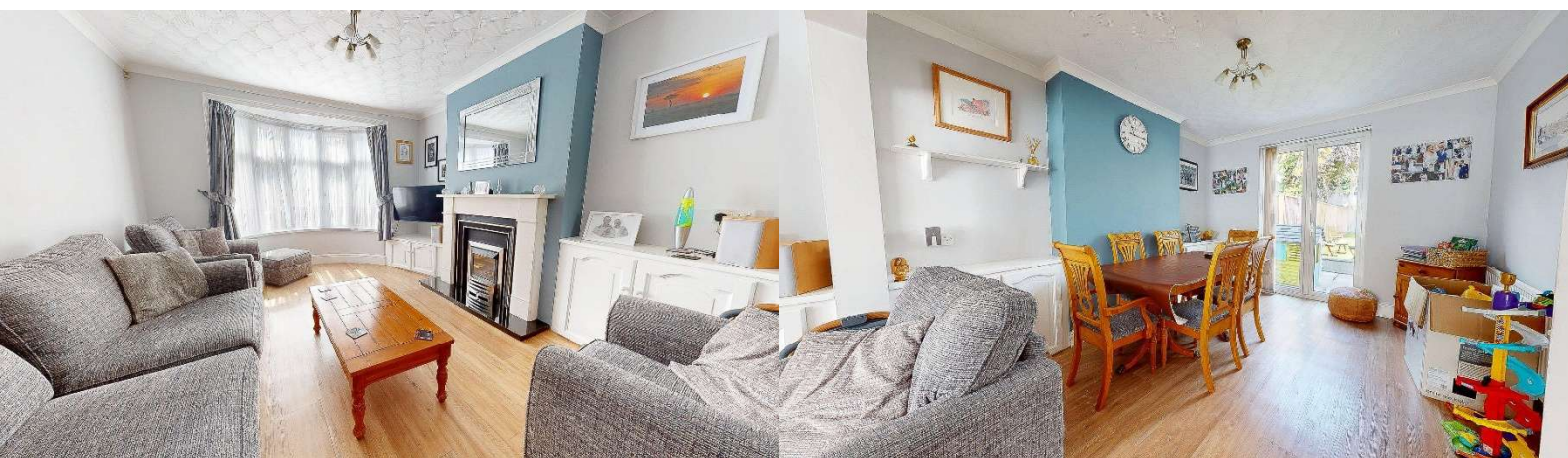
Bedroom 4 3.16m (10` 5") x 2.00m (6` 7")

Outside

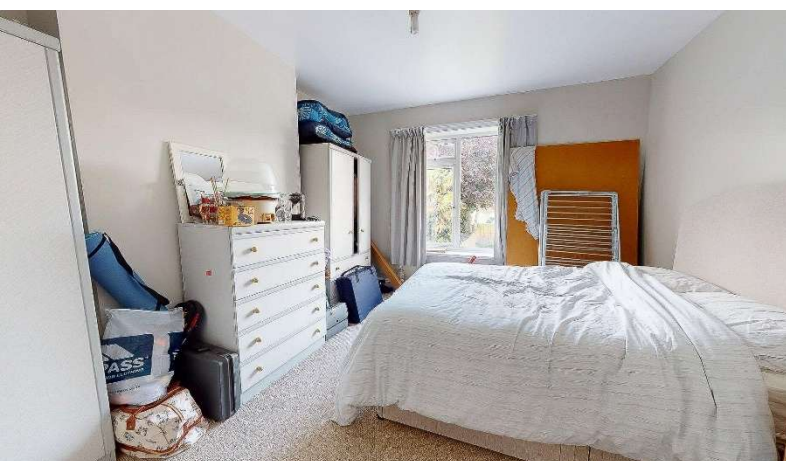
Garage 7.712 (25` 3) x 2.970 (9` 7)

### 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.



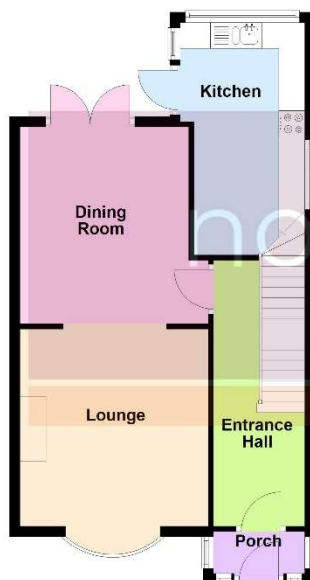




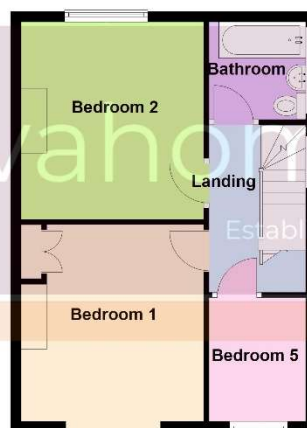




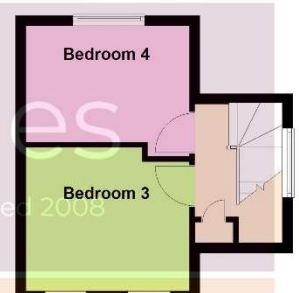
Ground Floor



First Floor



Second Floor



**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.

