



Asking Price £310,000

Set in the ever-popular residential area of Higher Compton, this beautifully presented 1930s semi-detached family home blends timeless character with high-end contemporary finishes. Positioned on Lester Close, a quiet and sought-after cul-de-sac, this three-bedroom property offers generous living space inside and out, with thoughtful upgrades and elegant styling throughout. A striking frontage with driveway parking for two vehicles and an adjoining garage sets the tone for what lies beyond. Upon entering, you're greeted by a bright entrance hallway with traditional stained glass detail and high ceilings that nod to the home's heritage. The lounge is a cosy yet spacious retreat, bathed in natural light from a broad bay window and complemented by soft modern décor and a feature fireplace. Flowing seamlessly through to the heart of the home is the spacious open-plan dining area and kitchen. Here, sleek cabinetry, wood effect worktops, and integrated appliances create a stylish and practical cooking environment, with a sociable breakfast bar adding a relaxed touch. Beyond the dining area lies a stunning sun room—ideal as a reading nook or morning coffee space—offering calming views across the landscaped rear garden. A dedicated utility room and a smartly designed ground floor WC provide extra convenience, maximising practicality for busy family life. Upstairs, three well-proportioned bedrooms await. The principal bedroom is a generous double with a wide bay window. Bedroom two is another spacious double, while the third bedroom is ideal as a child's room or office. The family bathroom is finished to a luxurious standard with a modern suite, feature tiling, and a P-shaped bath with rainfall shower. Externally, the landscaped rear garden is a true highlight—offering a blend of patio and artificial lawn for low-maintenance enjoyment, framed by modern fencing and established borders, perfect for entertaining and relaxation. This home is a perfect match for families, professionals, or those seeking a refined home with charm, space, and excellent access to local amenities and transport links.

Lester Close, Higher Compton, PL3 6PX

Accommodation Comprises

Ground Floor

Entrance Hall

Beautiful entrance vestibule wooden door with stained glass panels, wood-effect flooring, under-stairs storage.

Lounge

3.21m x 3.64m (10`6" x 11`11")

Bay window, feature fireplace, plush carpet, stylish décor, double doors to dining area.

Dining Area

3.79m x 3.21m (12`5" x 10`6")

Central family space with breakfast bar, integrated cabinetry, access to kitchen and sun room.

Kitchen

3.39m x 2.14m (11`2" x 7`)

Shaker-style units, wood worktops, tiled splashbacks, integrated oven, hob, fridge/freezer and dishwasher, breakfast bar with stools.

Sun Room

1.79m x 3.21m (5`10" x 10`6")

Bright triple-aspect room with French doors to the garden, perfect for relaxation.

Utility Room

Space for washer/dryer, practical access from kitchen to garden.

Downstairs WC

Contemporary two-piece suite, modern tiling, frosted window.

First Floor

Bedroom 1 (Primary)

3.36m x 3.29m (11` x 10`10")

Spacious double with bay window, soft grey carpet.

Bedroom 2

3.69m x 3.23m (12`1" x 10`7")

Another generous double, ideal as guest or teenager`s bedroom.

Bedroom 3

2.31m x 2.12m (7`7" x 7`)

Versatile single room, perfect for child, nursery, or home office.

Family Bathroom

2.49m x 2.12m (8`2" x 7`)

Stunning modern suite including P-shaped bath with shower over, pedestal sink, WC, tiled walls, mosaic detailing, dual aspect windows.

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.



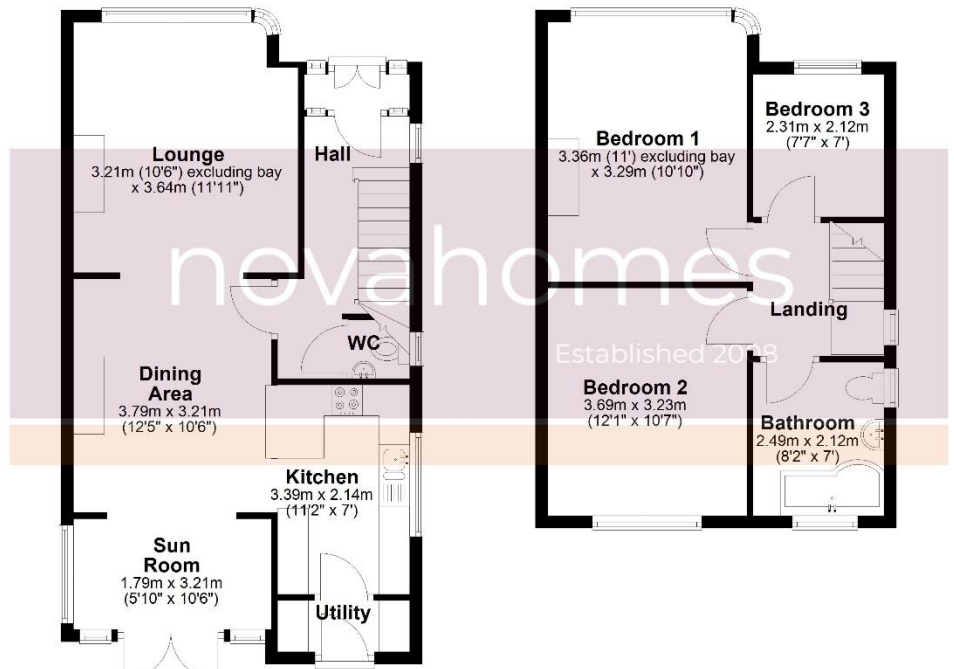




Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		82
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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**

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CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

