



## Asking Price £230,000

Beautifully presented and extended, this three double bedroom end-terrace home enjoys a tucked-away position in the sought-after California Gardens, Deer Park. Offering generous and versatile accommodation arranged over two floors, the property has been meticulously maintained and upgraded by the current owners, creating an inviting and ready-to-move-into family home. The ground floor opens with a welcoming entrance hall leading to a modern cloakroom/WC. A stylishly appointed kitchen/diner, fitted with an excellent range of quality wall and base units and integrated appliances, offers ample space for family meals. To the rear, the spacious lounge enjoys feature décor and a contemporary fireplace, flowing directly into the bright conservatory – the perfect year-round retreat overlooking the garden. A practical utility room provides additional storage and laundry facilities. Upstairs, three well-proportioned double bedrooms are complemented by a beautifully finished shower room, fitted with a large walk-in shower, vanity basin, and chrome heated towel rail. Externally, the property truly shines with a stunning landscaped rear garden designed for low maintenance and maximum enjoyment. Generous terraced patios provide ideal areas for outdoor dining and entertaining, complete with seating zones, colourful planting, and a storage shed. The front of the property also offers a neat and welcoming approach. Perfect for families, this home is set within a popular residential development, close local schooling and amenities, while enjoying excellent access to the A38 for commuting.

## California Gardens, Deer Park, PL3 6SZ

### Accommodation Comprises

#### Ground Floor

Entrance Hall – Welcoming space with access to cloakroom/WC and staircase to first floor.

Cloakroom/WC – Modern suite with vanity basin and WC, tiled accents.

Kitchen/Diner (3.88m x 3.21m / 12`9` x 10`6` max) – Well-fitted with a range of wood-effect wall and base units, integrated appliances, space for dining table, front-facing window.

Lounge (5.37m x 3.14m / 17`7` x 10`4`) – Spacious living area with feature fireplace, contemporary décor, and sliding doors into conservatory.

Conservatory (3.05m x 2.80m / 10` x 9`2`) – Light-filled additional reception room with views over the garden, French doors to patio.

Utility (2.03m x 1.78m / 6`8` x 5`10`) – Practical storage and laundry space, side access door.

#### First Floor

Bedroom One (3.85m x 3.18m / 12`8` x 10`5`) – Large double with feature wallpaper, fitted storage, and rear aspect views.

Bedroom Two (3.17m x 2.81m / 10`5` x 9`3`) – Another spacious double with front aspect.

Bedroom Three (4.10m x 2.04m / 13`5` x 6`8`) – Good-sized double with dual aspect windows, ideal as a child`s bedroom, guest room, or study.

Shower Room – Stylishly appointed with large walk-in shower, vanity unit, WC, chrome towel radiator, and tiled finishes.

#### Exterior

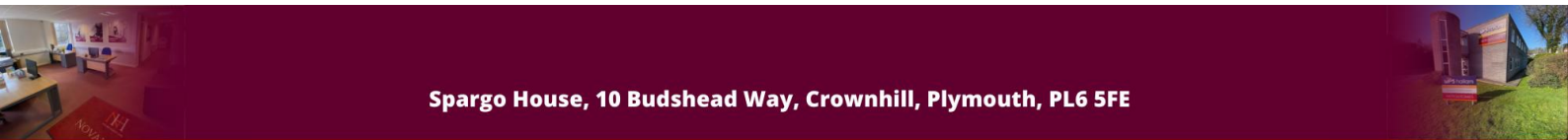
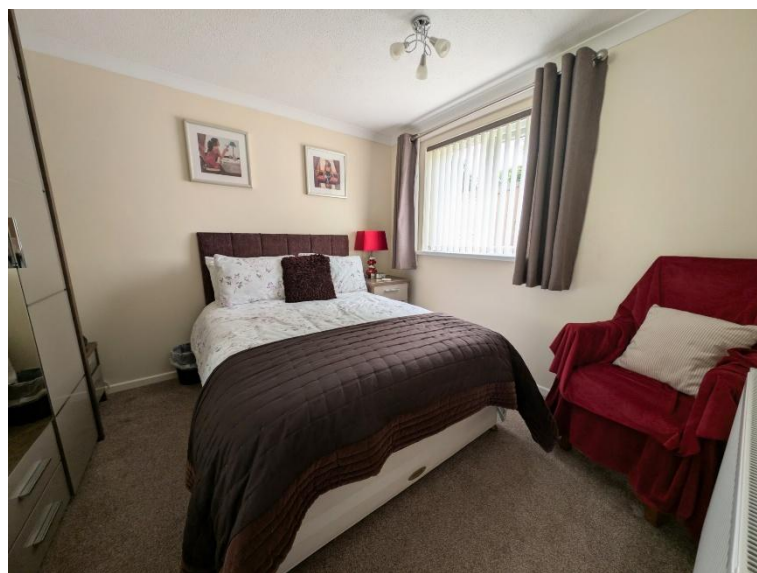
Front Garden – Neatly presented with paved approach and decorative gravel.

Rear Garden – Stunning landscaped space with multiple patio terraces, raised planting, seating areas, outdoor dining space, and storage shed. Designed for low maintenance yet rich in colour and interest.

### Viewing Arrangements

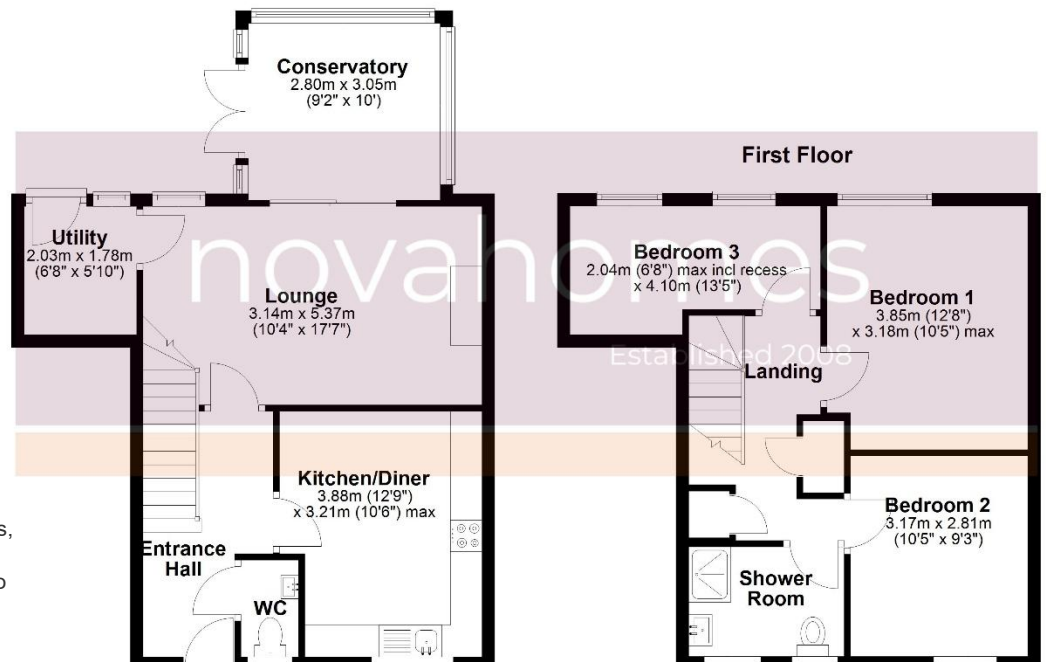
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.







Ground Floor



**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.



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FEE**

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**NO SALE  
NO FEE**

