



## Asking Price £220,000

Situated in the popular residential location of Queens Road, West Park, this extended two-bedroom (formerly three-bedroom) family home offers spacious and versatile living accommodation, ideal for families or buyers seeking generous internal space with excellent entertaining areas. The property is approached via a porch entrance leading into a welcoming hallway, which provides access to the main living spaces. To the front of the home is a comfortable lounge, perfect for relaxing evenings, featuring a bay-style window that allows natural light to flood the room. Adjacent is the reception room, currently utilised as a dedicated entertainment space with a fitted bar, offering a unique and sociable setting ideal for hosting guests. To the rear of the property is a modern fitted kitchen, offering ample worktop and cupboard space along with integrated appliances and room for additional storage. The kitchen flows seamlessly into the large conservatory, creating an excellent additional reception area that can be used as a dining room, family room, or entertaining space while enjoying views of the garden. Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from the generous space created from the original three-bedroom layout. The second bedroom provides comfortable accommodation for family members or guests. Completing the first floor is a spacious family bathroom, fitted with a corner bath, separate shower, WC and vanity unit. Externally, the property benefits from off-road parking to the front, while the low-maintenance paved rear garden provides a private outdoor area ideal for relaxing or outdoor dining with minimal upkeep required. Offering versatile living space, a popular location, the benefit of owned solar panels and unique entertaining features, this property represents an excellent opportunity for families or buyers seeking a spacious home in a well-regarded area.

## Queens Road, Higher St Budeaux, PL5 2NN

### Accommodation Comprises

#### Ground Floor

##### Porch

Entrance porch providing access to the main hallway.

##### Reception Room

4.59m x 2.97m (15`1" x 9`9")

Versatile reception space currently utilised as an entertainment room with fitted bar area, ideal for hosting.

##### Lounge

4.59m x 2.79m (15`1" x 9`2")

Comfortable living space with bay-style window to the front, creating a bright and relaxing environment.

##### Kitchen

2.75m x 5.68m (9`0" x 18`8")

Modern fitted kitchen with a range of wall and base units, work surfaces, integrated appliances and access to the conservatory.

##### Conservatory

4.00m x 3.63m (13`1" x 11`11")

Spacious conservatory providing additional living or dining space with doors leading to the rear garden.

#### First Floor

##### Bedroom One

4.57m x 2.79m (15`0" x 9`2")

Spacious principal bedroom formed from the original two bedrooms, offering ample space for furniture.

##### Bedroom Two

2.77m x 4.12m (9`1" x 13`6")

Well-proportioned second bedroom overlooking the front.

##### Family Bathroom

Large bathroom featuring corner bath, separate shower, WC and vanity wash basin.

### Viewing Arrangements

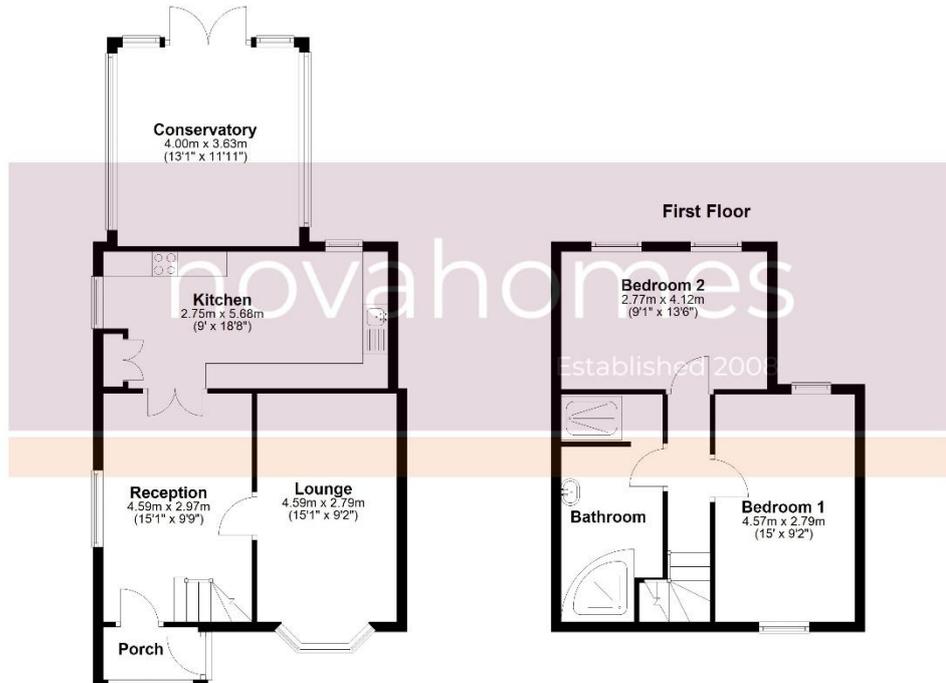
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







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.

