



## Asking Price £310,000

Situated in the popular residential location of Carnock Road, this well-presented three-bedroom semi-detached family home is offered to the market with no onward chain, making it an excellent opportunity for families, first-time buyers, or those looking for a straightforward move. The property is approached via a porch entrance leading into a welcoming entrance hall, providing access to the main living accommodation and downstairs WC. To the front of the property is a spacious lounge, a bright and comfortable room ideal for relaxing, with plenty of space for seating and family living. To the rear of the home is a generous dining room, perfect for family meals and entertaining, which opens through to an additional reception space creating a sociable and versatile layout. The modern fitted kitchen is positioned just off the dining area and offers a range of wall and base units, work surfaces and space for appliances, while also enjoying pleasant views over the rear garden. Upstairs, the property offers three bedrooms, including a spacious principal bedroom, a well-proportioned second bedroom and a third bedroom which could also be utilised as a home office or dressing room. The family bathroom is fitted with a bath and separate shower, while a separate WC adds further convenience for family living. Externally, the property boasts a delightful rear garden featuring a combination of lawn, patio and a raised decked seating area with pergola – perfect for outdoor dining and relaxing during the warmer months. To the front and side of the property there is driveway parking for three to four vehicles, leading to a garage providing additional storage or workshop space. Combining generous living accommodation, excellent outdoor space and a sought-after location, this property represents a fantastic family home opportunity.

# novahomes

Established 2008

 01752 206040

 sales@novahomes.co.uk

 www.novahomes.co.uk

## Carnock Rd, Manadon, PL2 3SH

### Accommodation Comprises

#### Ground Floor

##### Porch

Entrance porch providing access into the property.

##### Entrance Hall

Welcoming hallway with stairs to the first floor and access to the main rooms.

##### Downstairs WC / Cloakroom

A handy ground floor WC, ideal for guests and day-to-day family living.

##### Lounge

4.09m x 3.26m (13` 5" x 10` 8")

Spacious front aspect living room providing a comfortable family space.

##### Dining Room

3.04m x 2.98m (10` 0" x 9` 9")

Well-proportioned dining space ideal for family meals and entertaining.

##### Reception / Family Area

2.95m x 3.08m (9` 8" x 10` 1")

Additional reception area providing flexible living space.

##### Kitchen

3.15m max x 2.85m (10` 4" max x 9` 4")

Modern fitted kitchen with a range of wall and base units, work surfaces, sink unit and space for appliances.

### 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.





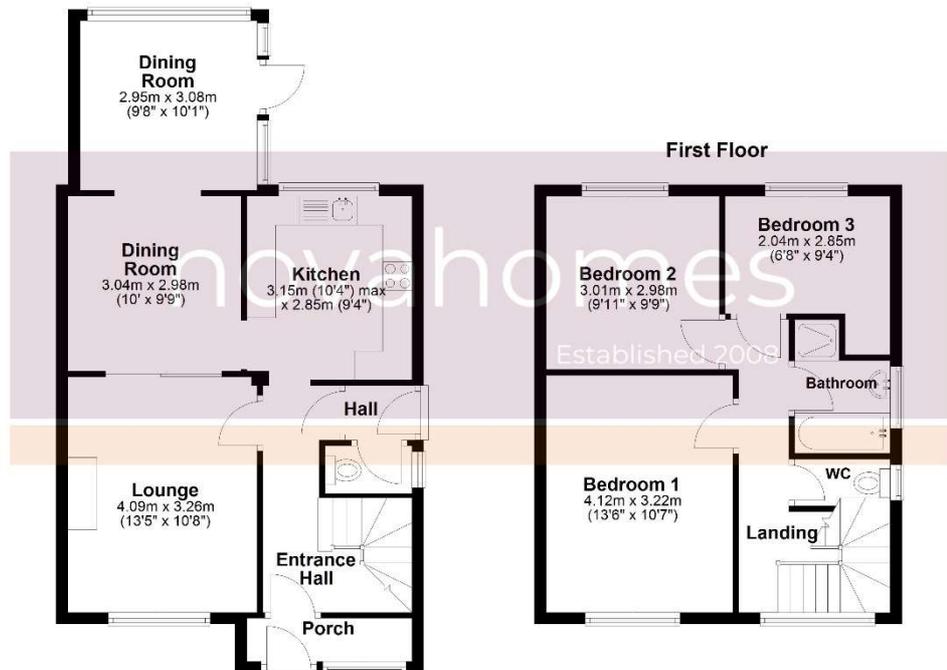


Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		83
	69	

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.

