



Asking Price £320,000

Beautifully presented and thoughtfully extended, this three-bedroom semi-detached family home occupies a generous corner plot within the sought-after area of Manadon. Offering well-balanced accommodation throughout, the property combines modern finishes with versatile living spaces, perfect for growing families or those seeking additional reception areas. Upon entering, a welcoming entrance hall provides access to a downstairs wc, spacious lounge, ideal for relaxing evenings, which flows seamlessly into a separate dining room perfect for entertaining. The modern fitted kitchen is well appointed with a range of contemporary units and integrated appliances, with direct access to the dining area and onward into a superb conservatory extension. This bright and airy space overlooks the rear garden and provides an excellent additional reception room, ideal for year-round use. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom and a comfortable second double. The third bedroom lends itself well as a child's room, home office, or dressing room. A stylish and recently updated shower room completes the first-floor accommodation. Externally, the property truly excels, sitting on a generous corner plot with a well-maintained rear garden featuring a patio seating area, lawn, and pergola—ideal for outdoor entertaining. To the front and side, there is driveway parking leading to a garage, providing ample storage and convenience. This is a fantastic opportunity to acquire a well-maintained, extended family home in a popular residential location. The property is offered to the market with no onward chain.

novahomes

Established 2008

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Treveneague Gardens, Manadon, PL2 3SX

Accommodation Comprises

Ground Floor

Entrance Hall

Welcoming space with access to all principal rooms and stairs to first floor.

Lounge (4.06m x 3.23m / 13` 4" x 10` 7")

Bright and comfortable living space with feature wall and ample room for furnishings.

Dining Room (3.10m x 3.01m / 10` 2" x 9` 10")

Ideal for family dining, with access through to kitchen and conservatory.

Kitchen (3.10m x 2.87m / 10` 2" x 9` 5")

Modern fitted kitchen with a range of wall and base units, integrated oven, hob, and appliance space.

Conservatory (3.00m x 5.53m / 9` 10" x 18` 2")

Impressive additional reception space with garden views and direct access outside.

WC

Convenient ground floor cloakroom.

First Floor

Bedroom 1 (4.07m x 3.25m / 13` 4" x 10` 8")

Spacious double bedroom overlooking the front aspect.

Bedroom 2 (3.09m x 3.04m / 10` 2" x 10` 0")

Comfortable double bedroom with rear aspect.

Bedroom 3 (2.28m x 2.87m / 7` 6" x 9` 5")

Ideal as a child`s room, office, or dressing room.

Shower Room

Contemporary suite with walk-in shower, wash basin, and WC.

Landing

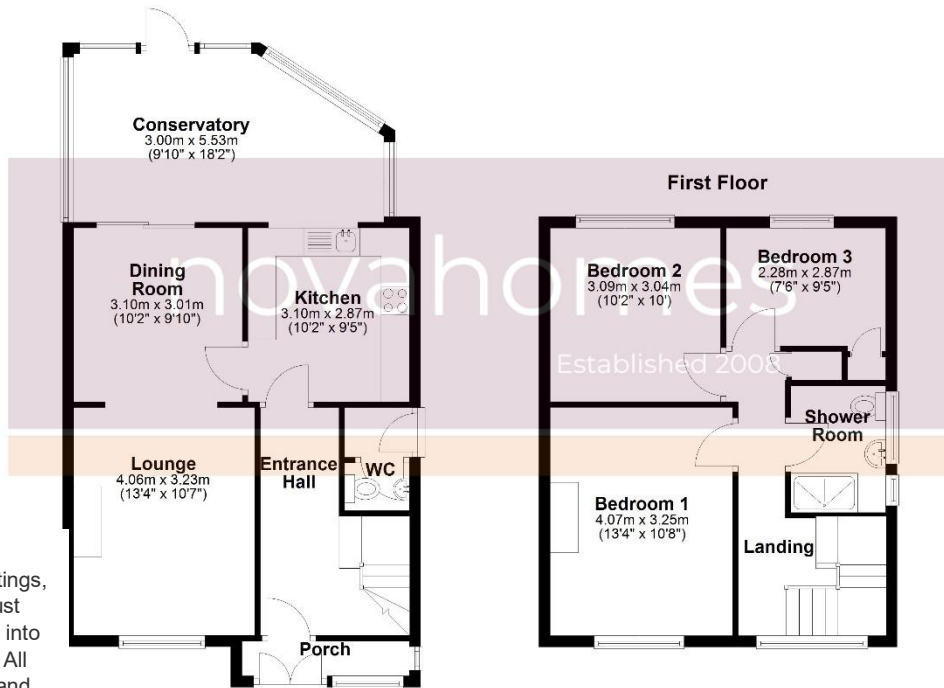
Access to all rooms and loft space.

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.







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.

