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Avoca Tregarn Road

Guide Price £540,000 - £550,000

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- Substantial detached bungalow
- Principal bedroom with en-suite shower room
- Separate utility room
- Extensive driveway parking
- Attractive stone frontage
- Three double bedrooms
- EPC Rating: D



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About the property

Occupying a generous plot on the highly sought-after Tregarn Road, this substantial three-bedroom detached bungalow offers spacious and versatile accommodation throughout, complemented by ample off-road parking, an integral garage, and attractive private gardens. The property is ideally positioned within the catchment of the highly regarded and much sought-after Langstone Primary School, making it an excellent choice for families.

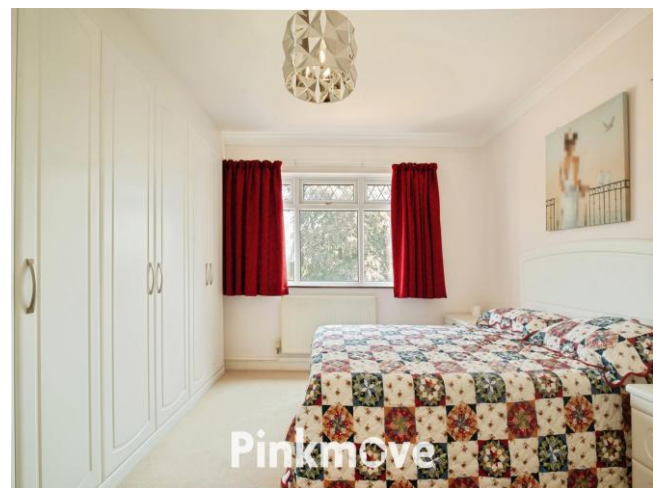
Constructed with an attractive stone façade, the property enjoys an imposing presence and is set back from the road behind a large driveway providing parking for multiple vehicles. Internally, the accommodation is exceptionally well proportioned, making it ideal for families, downsizers seeking single-level living.

The welcoming entrance hall provides access to all principal rooms. At the heart of the home is a spacious dual-aspect lounge, offering an excellent living and entertaining space with plenty of natural light.

The impressive fitted kitchen/breakfast room features an extensive range of cream shaker-style units, generous worktop space, integrated appliances and ample room for family dining. A separate utility room provides additional practicality and access to the rear.

The property benefits from three well-proportioned double bedrooms, including a generous principal bedroom with en-suite shower room.

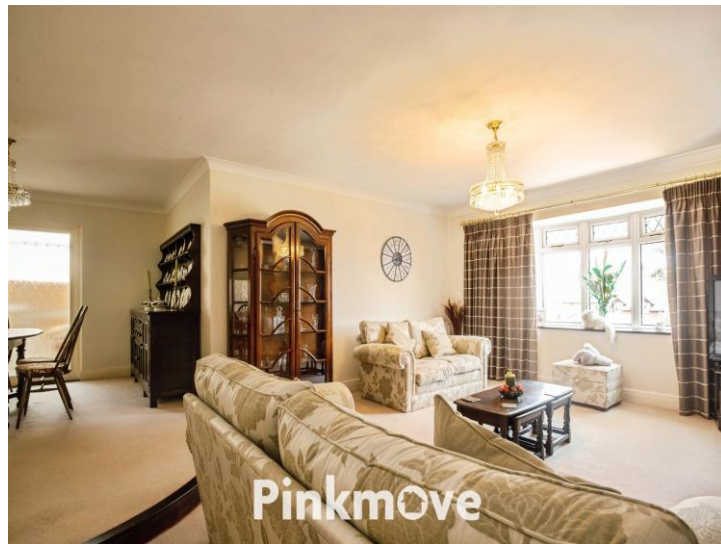
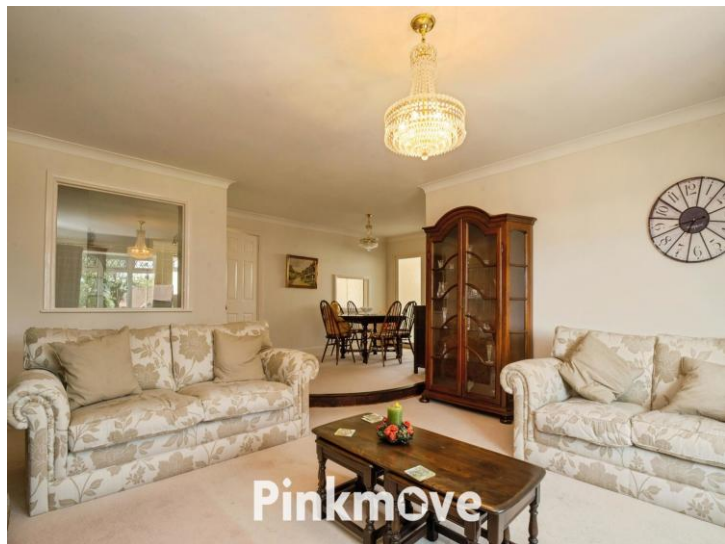
A significant additional benefit is the large attic space, which already has approved building regulations to create two further bedrooms



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Accommodation

Living Room

Kitchen

Utility

Bathroom

Bedroom 1

En-Suite

Bedroom 2

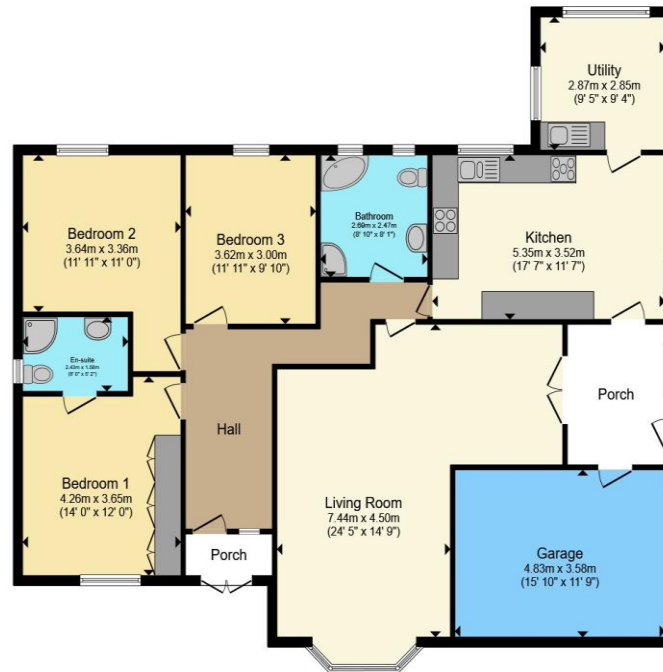
Bedroom 3

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Floorplan



Total floor area 144.6 sq.m. (1,556 sq.ft.) approx

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