



STEVE GRANTHAM  
BESPOKE ESTATE AGENT

56B Silvester Road, Cowplain, PO8 8TL  
£450,000

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£450,000

# 56B Silvester Road

## Cowplain, PO8 8TL

- FOUR BEDROOM DETACHED FAMILY HOME
- MODERNISED INTERIORS THROUGHOUT
- VERSATILE GARAGE CONVERSION IDEAL AS GAMES ROOM, BAR OR HOME OFFICE
- LARGE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- POPULAR COWPLAIN LOCATION CLOSE TO WELL-REGARDED SCHOOLS
- SPACIOUS KITCHEN/BREAKFAST ROOM WITH CONSERVATORY
- WELL-PROPORTIONED PLOT WITH PRIVATE REAR GARDEN
- NO FORWARD CHAIN

\*Guide Price £450,000-£465,000\* Situated in a popular residential location in Cowplain, and within close proximity to highly regarded local schools, this four bedroom detached family home occupies a well-proportioned plot and offers versatile, modern living ideal for today's family lifestyle.



The property is approached via a large block-paved driveway, providing ample off-road parking and setting the tone for the generous accommodation found within. Internally, the home has been extensively modernised in recent years, creating a bright, contemporary feel throughout.

The ground floor centres around a spacious kitchen/breakfast room, thoughtfully designed with modern cabinetry, quality work surfaces and integrated appliances, making it a perfect space for both everyday family life and entertaining. This flows seamlessly into the adjoining conservatory, which enjoys views over the rear garden and provides an excellent additional reception or dining area.

A separate reception room offers a comfortable and well-proportioned living space, while a ground floor cloakroom adds further practicality.

One of the standout features of this home is the converted garage, now providing a superb games room / bar / man cave, or alternatively an excellent home office or playroom, offering real flexibility to suit a variety of needs.

To the first floor, the property offers four well-sized bedrooms, including a generous principal bedroom, all served by a modern family bathroom.

Externally, the rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining, while remaining manageable for families and busy professionals alike.

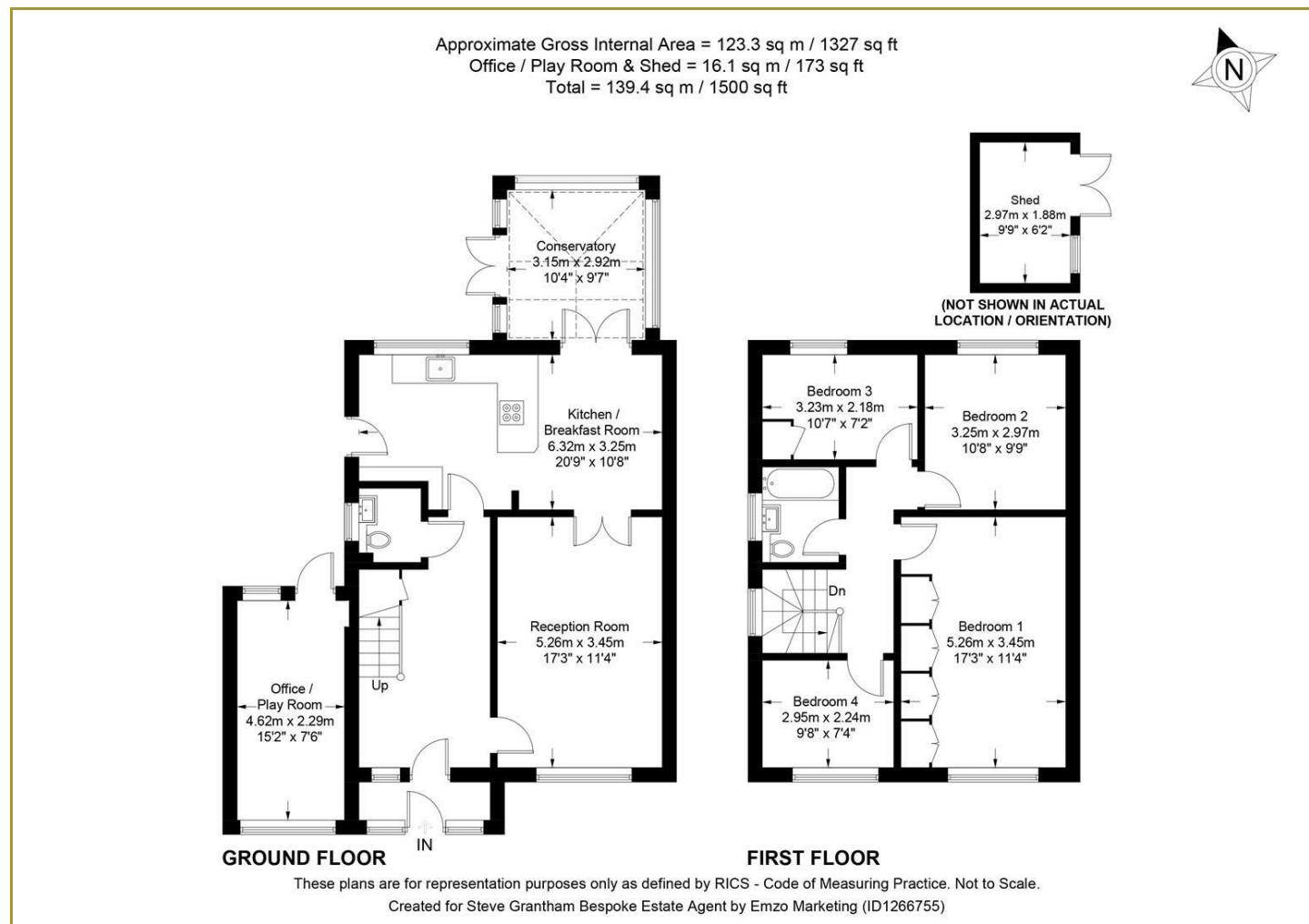
This is a fantastic opportunity to acquire a stylish, adaptable family home in a sought-after Cowplain location, combining modernised interiors, excellent space and proximity to schools and amenities.



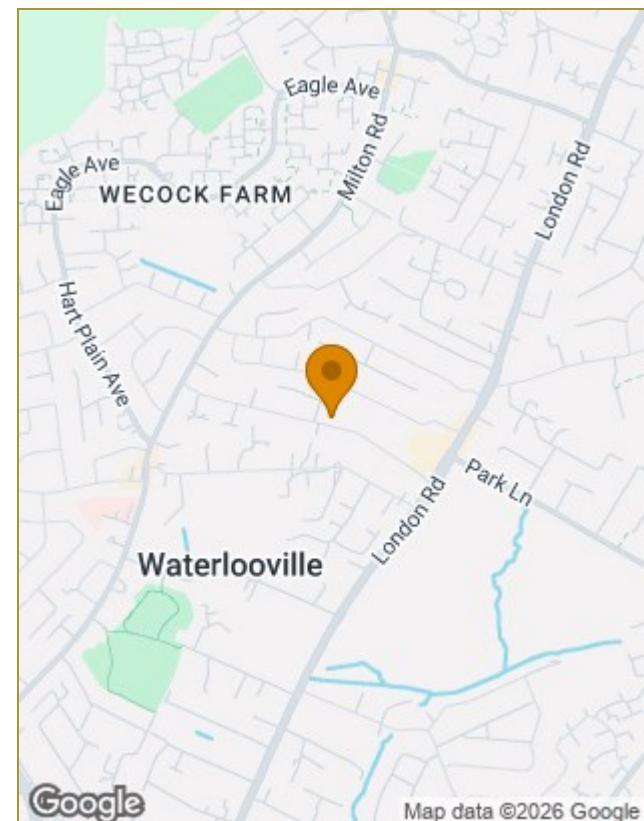




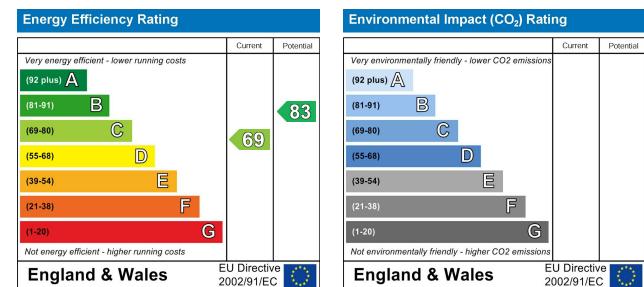
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

