



STEVE GRANTHAM
BESPOKE ESTATE AGENT

11 Lawnswood Close, Cowplain, PO8 8RU
Guide price £350,000





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Cowplain, PO8 8RU

- FOUR BEDROOM HOUSE
- PARKING FOR 4/5 CARS
- GROUND FLOOR CLOAKROOM
- DETACHED GARAGE
- WESTERLY ASPECT GARDEN
- CUL DE SAC LOCATION

Tucked away at the end of a quiet cul-de-sac, this spacious four-bedroom end of terrace home offers versatile living space ideal for families. The property features a generous lounge/diner, a well-appointed kitchen, and a large utility/store room providing ample storage/potential. A bright conservatory extends the living space and opens out to a well-maintained westerly aspect garden, perfect for afternoon sun and outdoor entertaining.

Additional benefits include a ground floor cloakroom, a detached garage, and off-road parking for 4–5 vehicles. This home combines practicality with comfort in a peaceful setting — an ideal opportunity not to be missed.



Tucked away in a peaceful cul-de-sac, this deceptively spacious four-bedroom end of terrace home presents a fantastic opportunity for growing families or those seeking versatile living space in a convenient yet tranquil location.

Upon entering, you are welcomed by a generous lounge/diner, offering a bright and comfortable space for both relaxing and entertaining. Large windows to the front allow in plenty of natural light, while the open-plan layout seamlessly connects to the rear of the property, creating a sociable flow throughout the ground floor.

The kitchen is well-equipped with a range of fitted units, integrated appliances, and practical work surfaces, making it ideal for everyday family cooking. Adjoining the kitchen is a particularly large utility/store room—a highly versatile space with potential for further development or simply excellent storage for busy households.

A real highlight of the ground floor is the conservatory, which opens directly onto the rear garden. Bathed in natural light and offering views of the outdoors, it serves as a perfect additional reception room, home office, or playroom. The ground floor also benefits from a cloakroom/WC, adding extra convenience for guests and day-to-day living.

Upstairs, you will find four well-proportioned bedrooms, ideal for family living or those needing home working space. The bedrooms are served by a family bathroom, and there's scope to further modernise or personalise the space to your taste.

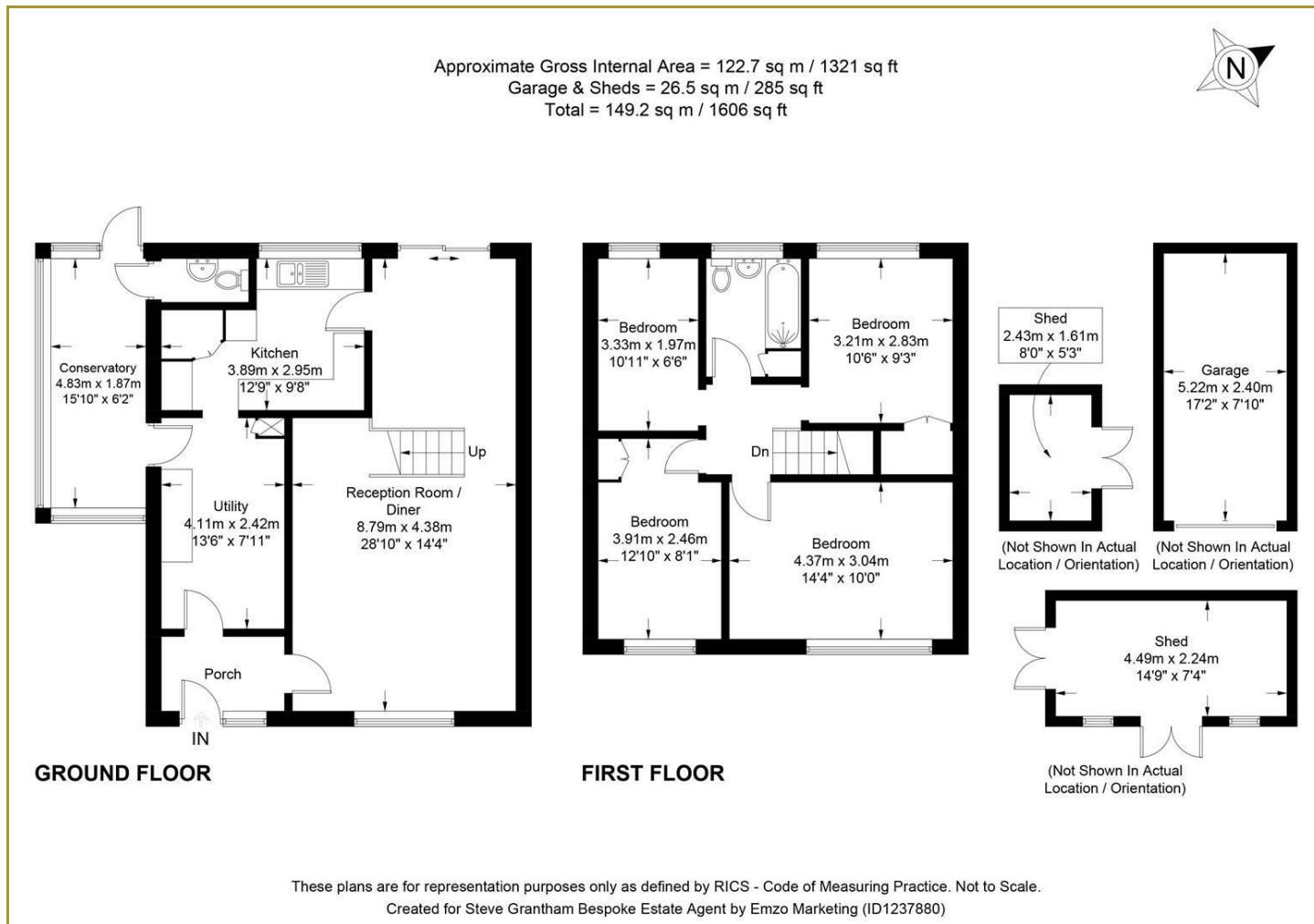
Externally, the property continues to impress. The westerly aspect rear garden enjoys afternoon and evening sun—perfect for al fresco dining or unwinding at the end of the day. To the front and side, there is a detached garage and generous off-road parking for four to five vehicles, which is a rare and valuable asset in this type of location.

This home is ideally situated for access to local amenities, schools, and transport links, all while benefiting from a quiet, family-friendly setting.

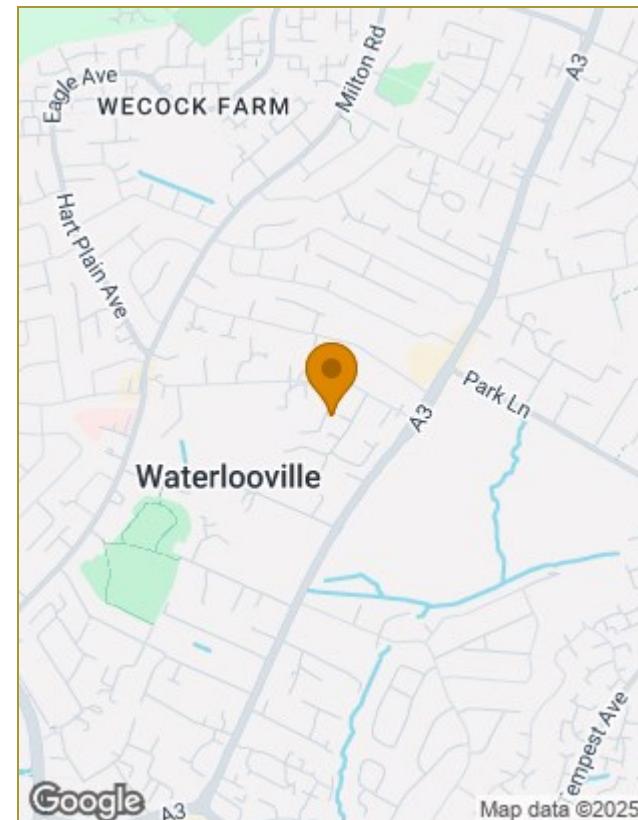




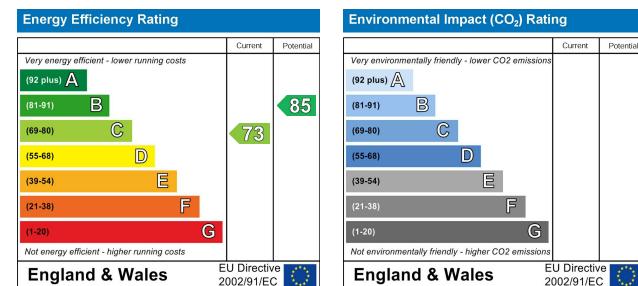
Floor Plans



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.

