





# 13 Ruskin Way

Cowplain, PO8 8JX

- THREE BEDROOM SEMI DETACHED BUNGALOW
- DRIVEWAY PARKING AND ATTACHED GARAGE
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- BEAUTIFULLY MAINTAINED MATURE REAR GARDEN
- QUIET CUL-DE-SAC LOCATION IN COWPLAIN
- SPACIOUS SITTING ROOM WITH BAY WINDOW
- MODERN RE-FITTED SHOWER ROOM
- NO FORWARD CHAIN

Tucked away in a peaceful cul-de-sac in the ever-popular Cowplain area, this well-presented three bedroom semi-detached bungalow offers a wonderful blend of comfortable living space, attractive outdoor areas and excellent potential, all available with no forward chain.



The property is approached via a private driveway providing off-road parking and leading to an attached garage, while the attractive brick frontage and well-kept garden create an inviting first impression. Once inside, a central hallway provides access to all principal rooms, giving the home a practical and well-balanced layout.

The sitting room is a particularly bright and spacious area, enhanced by a bay window that allows natural light to flood in, creating a welcoming space for relaxation or entertaining. The kitchen is well arranged with a range of fitted units and work surfaces, offering a functional layout and scope for further modernisation if desired.

There are three bedrooms, all of which are sensibly proportioned, with the main bedroom enjoying direct access out to the rear garden, adding a lovely connection to the outdoors. The accommodation is completed by a stylish re-fitted shower room, finished to a modern standard with a contemporary suite.

To the rear, the property truly comes into its own with a beautifully maintained, mature garden. Thoughtfully landscaped, it features a variety of established planting, lawned areas and patio seating spaces, creating a private and tranquil setting ideal for both keen gardeners and those who enjoy outdoor living. A conservatory provides an additional reception space overlooking the garden, perfect for year-round enjoyment.

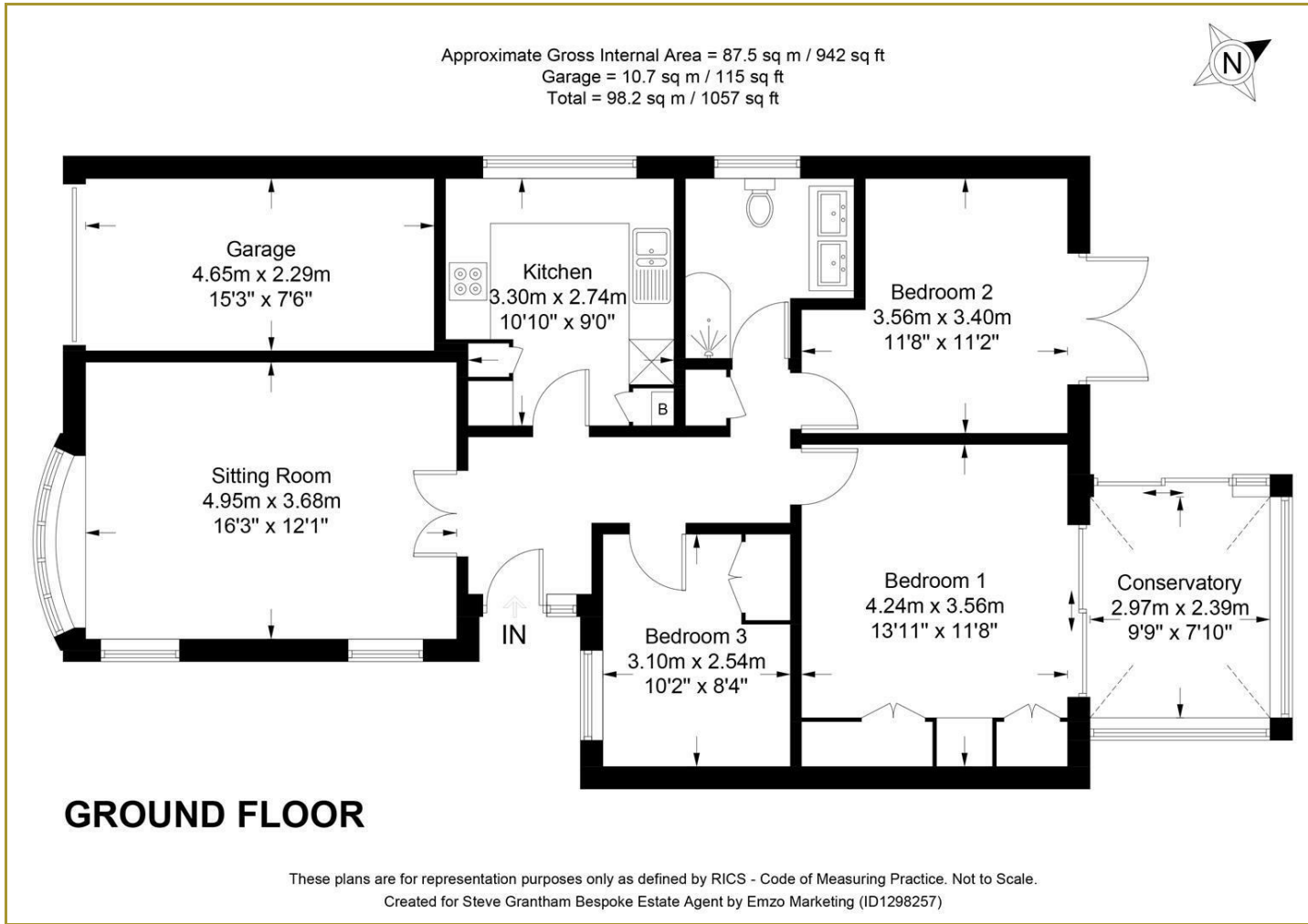
This appealing bungalow represents an excellent opportunity for buyers seeking single-storey living in a quiet yet convenient location, with local amenities, transport links and countryside walks all within easy reach.



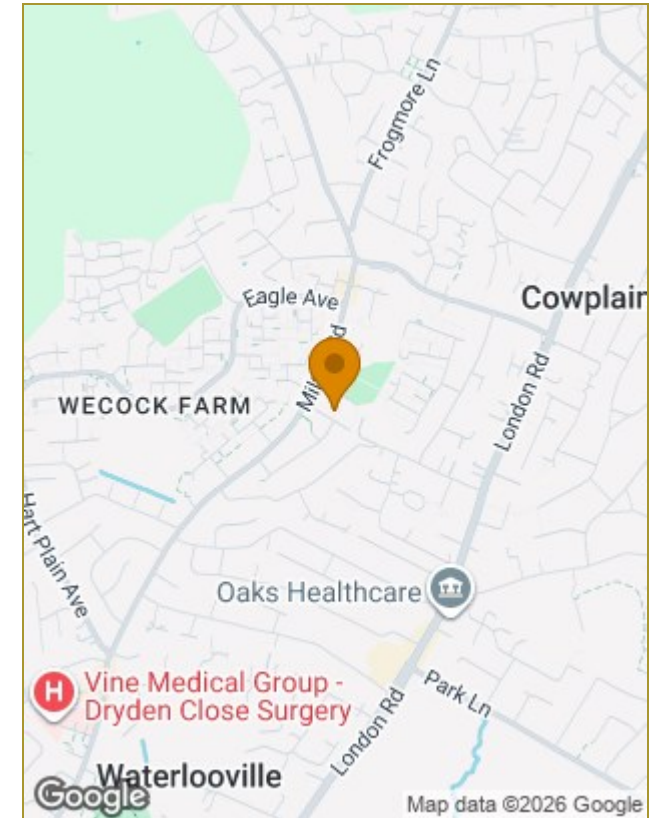




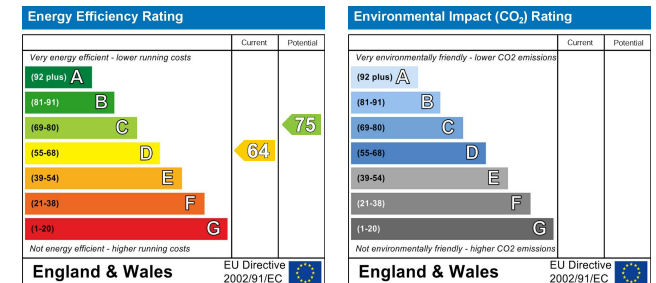
## Floor Plans



## Location Map



## Energy Performance Graph



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