

## Queens Road, Higher St. Budeaux, Plymouth, Devon, PL5

**Offers Over: £210,000**

*Freehold*

This extended and exquisitely renovated semi-detached property is the epitome of the perfect first time buy. The gorgeously contemporary family home has undergone quite the transformation with a two-story extension at the rear allowing for four well-proportioned bedrooms upstairs as well as a show-home standard kitchen / dining room. The ground floor also has a separate WC, living room and study or perhaps playroom. The four bedrooms upstairs are all a great size with three of them doubles and even the fourth a large single. The attention to detail and high-specification finish has continued upstairs with a stunning family bathroom. Just as beautiful as the inside, the outside has also been enhanced substantially with a double brick paved driveway at the front and a sensational landscaped rear garden providing a delightful space for children to play or adults to entertain enjoying all of the afternoon and evening sun. EPC: D

## **Accommodation**

**Entrance Porch** Composite door to front, double glazed window to front, tiled flooring, door into:

**Entrance Hallway** 9'9" x 8'6" (2.97m x 2.6m). Max measurements. Carpet flooring, stairs to first floor, double glazed window to front, wall mounted radiator, doors into:

**WC** Laminate flooring, wall mounted radiator, low level WC, wash hand basin, double glazed window to side.

**Living Room** 15'2" x 9' (4.62m x 2.74m). Plus bay recess. Carpet flooring, wall mounted radiator, TV point, double glazed bay window to front.

**Hall** 6'3" x 3'2" (1.9m x 0.97m). Carpet flooring, integral feature window to side, leads into kitchen/diner and door into:

**Study** 6'4" x 6'2" (1.93m x 1.88m). Carpet flooring, double glazed window to side, cupboards.

**Kitchen / Dining Room** 16'11" x 9'8" (5.16m x 2.95m). High specification fully fitted kitchen with a range of matching wall and base units, sharp-edged worktops, integrated fridge, integrated freezer, integrated electric oven, electric hob and extractor, space and plumbing for washing machine and tumble-dryer, integrated stainless steel sink and drainer unit, integrated dishwasher, ample space for dining room table and chairs, laminate flooring, TV point, double glazed window and patio doors to rear.





**First Floor Landing** 14'8" x 2'11" (4.47m x 0.9m). Carpet flooring, double glazed window to front, loft access, doors into:

**Bedroom** 15'3" x 9' (4.65m x 2.74m). Carpet flooring, wall mounted radiator, double glazed window to front, TV point.

**Bedroom** 9'9" x 8'8" (2.97m x 2.64m). Laminate flooring, wall mounted radiator, double glazed window to rear.

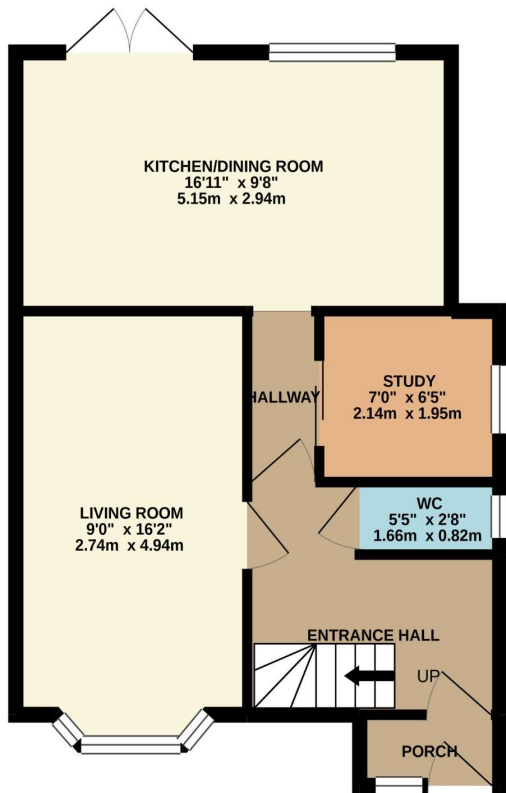
**Bedroom** 9'9" x 7'8" (2.97m x 2.34m). Max measurements. Laminate flooring, wall mounted radiator, double glazed window to rear.

**Bedroom** 8'7" x 7'1" (2.62m x 2.16m). Carpet flooring, wall mounted radiator, double glazed window to side.

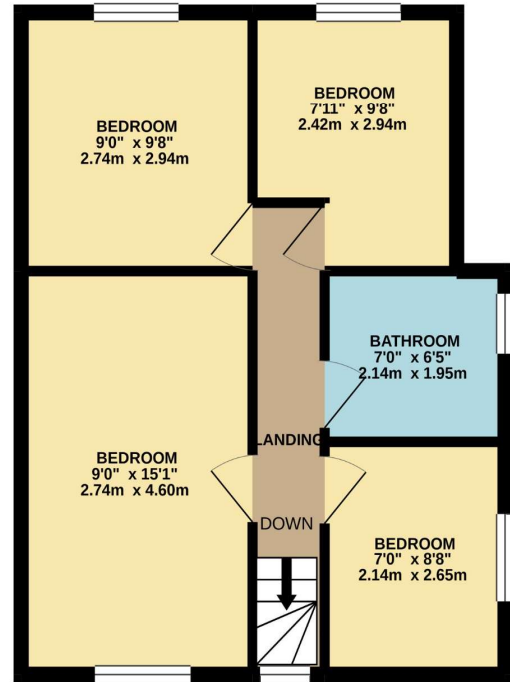
**Bathroom** 7'1" x 6'4" (2.16m x 1.93m). High specification recently fitted bathroom. Tiled flooring, fully tiled walls, low level WC, wash hand basin vanity unit, P-shaped bath with mixer taps and shower over, glass shower screen, double glazed window to side.

**Outside** The property has a large brick paved driveway providing ample parking for up to three vehicles. Gates side access leads to a recently landscaped rear garden. The rear has an attractive raised patio and then steps leading down to a further large patio, artificial lawn, and full-length decked terrace.

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: jon@pilkingtonestates.co.uk  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 09408958  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.