



Moorland Avenue, Plymouth, Devon, PL7

Offers Over: £250,000

Freehold

This elegant turn of the century family home has been lovingly and sympathetically restored to a sensational standard. Whilst the original character and features such as coving, ceiling roses and magnificent fireplaces have remained and been made a real feature of, every inch of the property has been enhanced and brought to a delightfully modern standard.

Rooms

Entrance Porch Door to front with stain glass feature, tiled flooring, further door into entrance hall.

Entrance Hall Carpet flooring, wall mounted radiator, under-stair storage, doors into:

Dining Room 13'1" x 11'1" (4m x 3.38m). Carpet flooring, wall mounted radiator, double glazed window to rear, knock through into living room.

Living Room 14'2" x 13'6" (4.32m x 4.11m). Max measurements. Carpet flooring, wall mounted radiator, double glazed bay window to front, open gas fire with original cast iron fireplace, TV point.

Kitchen 12'9" x 11'3" (3.89m x 3.43m). Max measurements. High spec fully fitted kitchen, range of matching wall and base units, oak worktops, Belfast sink, integrated dishwasher, integrated wine cooler, integrated fridge and freezer, double glazed windows to side and rear, range oven with extractor over, moveable free standing island unit with granite work-top, wall mounted heated towel rail, steps down into utility room.

Utility Room 9'1" x 6'1" (2.77m x 1.85m). Tiled flooring, roll-edged worktop, space and plumbing for washing machine, double glazed window and door to side, door into WC.

WC 6'1" x 3'1" (1.85m x 0.94m). Tiled flooring, wash hand basin, low level WC, double glazed window to rear.

Half Landing Carpet flooring, stairs to landing, doors into:

Bedroom 11'5" x 7'9" (3.48m x 2.36m). Max measurements. Carpet flooring, wall mounted radiator, double glazed window to rear, telephone point.





Bathroom 2.30 x 6'4" (2.30 x 1.93m). Tiled flooring, tiled walls, low level Wc, wash hand basin, deep dish bath with waterfall style taps over, shower over the bath, wall mounted heated towel rail, double glazed window to side.

Landing Carpet flooring, loft access, doors into:

Bedroom 14'3" x 11'8" (4.34m x 3.56m). Max measurements. Carpet flooring, double glazed bay window to front, fitted wardrobes, TV point, original fireplace, wall mounted radiator.

Bedroom 13'1" x 11'1" (4m x 3.38m). Max measurements. Carpet flooring, wall mounted radiator, double glazed window to rear, TV point.

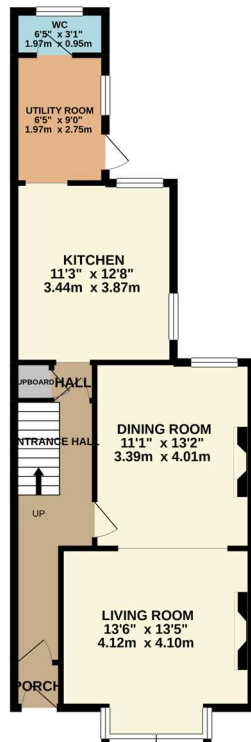
Bedroom 3.45 x 5'1" (3.45 x 1.55m). Carpet

flooring, wall mounted radiator, double glazed window to front.

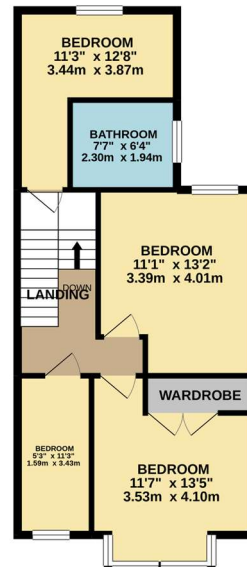
Outside The front garden is well presented and laid to patio. The rear garden has been landscaped and is completely level. Initially laid to patio leading to a level lawn and further flower beds. There is a second seating area then laid to stone chippings and access to the garage.

Garage Power, light, electric up and over door.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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.
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