



Churchway, Plymouth, Devon, PL5

Offers Over: £240,000

Freehold

This lavishly presented and sensationally extended three-bedroom semi-detached property is the epitome of the perfect family home. The current owner's attention to detail throughout the entirety of this transformation has been exceptional and the result is clear for all to admire. The home has been extended on the ground floor and the layout adapted to create a spectacular open-plan style family friendly kitchen / entertaining space. This area, with full-width bi-folding doors into the rear garden gives this home a real cutting edge and is impossible not fall in love with. The kitchen itself is of the highest of standards with top of the range fitted appliances on offer, as have the beautiful ground floor shower room and further family bathroom. The original living room offers an area of privacy and tranquillity, whilst the three bedrooms upstairs are just as pristine as the ground floor. Outside the property has even more to offer with a driveway, garage, landscaped level rear garden and of course most importantly, the 27sq metre "man cave".

Accommodation

Entrance Hallway 14'8" x 5'3" (4.47m x 1.6m). Laminate flooring, wall mounted radiator, double glazed window to side, stairs to first floor, utility space under stairs with oak work-top, space and plumbing for washing machine and space for tumble-dryer, wall mounted combi boiler, doors into:

Living Room 10'6" x 10'1" (3.2m x 3.07m). Max measurements, carpet flooring, wall mounted radiator, double glazed bay window to front, TV point, wall mounted electric living flame fire.

Shower Room 5'5" x 3'10" (1.65m x 1.17m). Tiled flooring, tiled walls, low level WC, walk in double shower cubicle, amazon shower head as well as extendable shower jet, wash hand basin vanity unit, double glazed window to side, touch sensitive mirror.

Kitchen 24'7" x 10' (7.5m x 3.05m). Open Plan style leading into large extension. High specification fully fitted kitchen with a range of matching wall and base units, slate work-tops, part tiled walls, integrated double electric eye level oven, integrated gas hob with feature extractor hood, integrated wine racks, laminate flooring, leads into open plan family area.

Open Plan Family Area 15' x 11'9" (4.57m x 3.58m). Max measurements. Laminate flooring, free standing island unit with slate work-top, integrated 1 1/2 bowl stainless steel sink, integrated dishwasher, space for breakfast bar stools, TV point, wall mounted radiator, full-width bi-folding doors to rear into rear garden.

First Floor Landing Carpet flooring, loft access, doors into:

Bedroom 12' x 10'2" (3.66m x 3.1m). Max measurements. Carpet flooring, wall mounted





radiator, double glazed window to rear with attractive outlook, fitted wardrobes, TV point.

Bedroom 10'4" x 9'8" (3.15m x 2.95m). Max measurements. Carpet flooring, wall mounted radiator, double glazed bay window to front with attractive outlook.

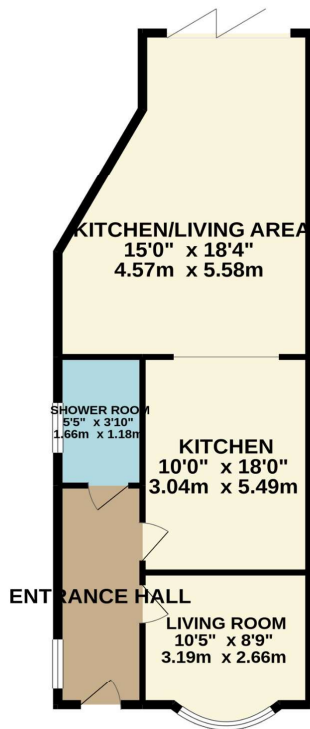
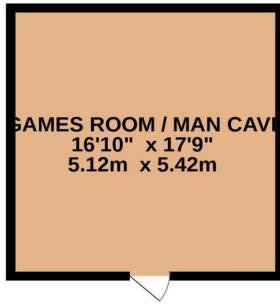
Bedroom 8'4" x 6' (2.54m x 1.83m). Carpet flooring, wall mounted radiator, double glazed window to front.

Bathroom 5'10" x 5'5" (1.78m x 1.65m). High specification fitted bathroom with tiled flooring, underfloor heating, tiled walls, low level WC, wash hand basin vanity unit, P-shaped bath with waterfall style taps over and amazon shower head over the bath, glass shower screen, wall mounted touch sensitive mirror, double glazed window to side.

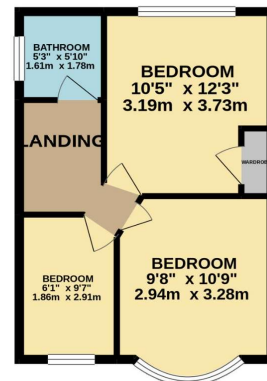
Outside The front of the property is laid to lawn and has a shared driveway running parallel to the house leading to a wider portion of the drive giving parking. the driveway also leads to private garage with up and over door. The rear garden is perfectly level and is flooded with sunlight all day and evening. Laid initially to a good-sized lawn and then patio seating area. At the end of the garden is a detached brick built "Man Cave"

Man Cave 17'10" x 16'10" (5.44m x 5.13m). Carpet flooring, fitted with electric wall mounted heaters, TV point, bar with storage behind and breakfast bar stools, ample space for pool table, seating and so much more.

GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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Disclaimer

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