



Chestnut Road, Plymouth, Devon, PL3

Offers Over: £300,000

Freehold

We are pleased to offer to the market this exquisitely presented and most immaculate family home occupying a prime position in Peverell. The property positioned centrally within a peaceful terraced cul-de-sac and blends Victorian character with contemporary design. This magnificently elegant, Victorian four-bedroom home has been intelligently configured and meticulously refurbished throughout by the current owners to the highest standard, using the finest materials. The property offers outstanding family accommodation with an excellent array of formal and informal entertaining space complimented by a delightful master bedroom, two further generous double bedrooms and a fourth single bedroom. Both the kitchen and family bathroom have been finished to a stunning standard and undoubtedly complete this wonderful property to perfection. What's more, unlike many properties in this area, there is a good-sized rear garden well-suited to outdoor entertaining, and a garage providing private off-street parking. EPC: TBC

Porch 3'3" x 3'4" (1m x 1.02m). Tiled flooring, Original tiled wall trim, Doorway leading to entrance hallway.

Entrance Hall 6' x 24'1" (1.83m x 7.34m). Max measurements. Tiled flooring, Wall mounted radiator, Doors leading to living room, dining room, downstairs WC and kitchen. Staircase with storage leading to 1st floor landing.

Dining Room 13'9" x 11'7" (4.2m x 3.53m). Wooden flooring throughout, Upvc Double doors leading to the garden. Wall mounted radiator. Opening into the living room.

Living Room 17'2" x 13'7" (5.23m x 4.14m). Max Measurements. Wooden flooring throughout, Victorian feature fireplace, Wall mounted radiator, Large bay window with solid wood shutters.

WC 3'3" x 3'3" (1m x 1m). Tiled flooring, Toilet, single sink basin with mixer taps, window to side aspect.

Kitchen 11'2" x 21'11" (3.4m x 6.68m). Max Measurements. Vinyl plank flooring, Space for washing machine and dishwasher, 1 1/2 ceramic sink basin with mixer taps. Ample worksurfaces and storage, multiple plug sockets, integrated gas hob, oven and wine cooler, space for an American size fridge freezer. Wall mounted radiator. Upvc door leading to the rear garden.

First floor landing 22'11" x 6' (6.99m x 1.83m). Max measurements. Carpeted flooring, fitted storage cupboard.





Bathroom 9'3" x 8' (2.82m x 2.44m). Tiled flooring, heated towel rail, walk in shower with rainforest shower, toilet, wash basin.

Master Bedroom 17'2" x 11'9" (5.23m x 3.58m). Real wood flooring, large bay window to front aspect with solid wood shutters, picture rails, space for double cupboards.

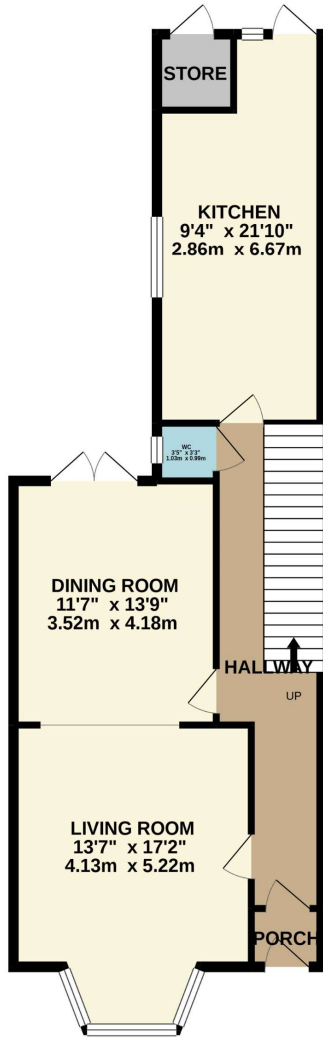
Bedroom 2 13'9" x 11'7" (4.2m x 3.53m). Max measurements. Real wood flooring, feature fireplace and mantel piece, wall mounted radiator, window to rear.

Bedroom 3 13'10" x 11'9" (4.22m x 3.58m). Max measurements. Real wood flooring, large bay window with views over the garden, wall mounted radiator, picture rails and loft access.

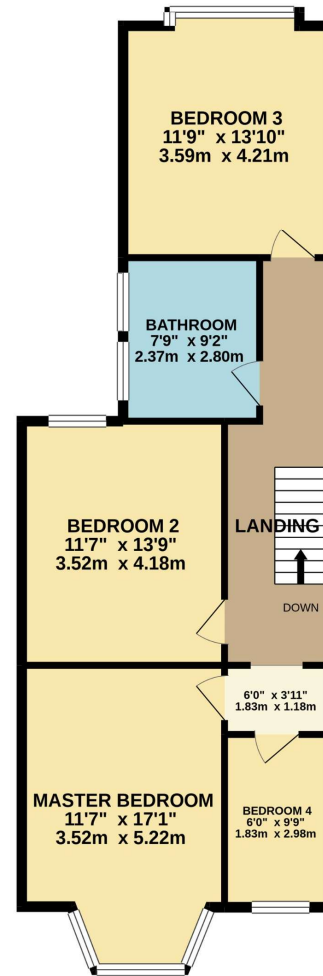
Bedroom 4 9'9" x 6' (2.97m x 1.83m). Carpeted flooring, Wall mounted radiator, Window to front aspect with solid wood shutters.

Garden Decking, outhouse storage cupboard, garage with electrics, rear access to service lane.

GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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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

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

Disclaimer

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