

## **Browning Road, Milehouse, Plymouth, PL2**

**Offers Over: £200,000**

*Freehold*

This beautiful three-bedroom home is a credit to its current owners having been decorated tastefully throughout to a fresh and contemporary standard. There are two delightfully bright and airy reception rooms which offer a magnitude of space for the whole family to enjoy, accompanied by an immaculate newly fitted kitchen. An extension at the rear of the home then provides space for a utility room, therefore allowing the kitchen / dining area to act solely as an entertaining hub of the home. The first floor has been presented in a similarly immaculate fashion with three generous bedrooms and an exquisitely finished family bathroom. From top to bottom this property has been completed to an incredibly high standard leaving little to no work needed for any new owner. Outside, the rear garden has been laid to artificial lawn with a further patio area perfect for garden furniture. A pathway, with a bespoke putting green alongside, then gives gated access to the service lane behind and the garage. EPC: TBC

## Rooms

**Porch** 5'5" x 3' (1.65m x 0.91m). Double glazed door, wood flooring, access to entrance hallway.

**Entrance Hall** 5'5" x 14'2" (1.65m x 4.32m). Wood flooring, wall mounted gas radiator, stairs leading to first floor landing, access to all rooms.

**Living Room** 13'7" x 12'11" (4.14m x 3.94m). Wood flooring, wall mounted gas radiator, Tv point, feature fireplace, double glazed bay windows.

**Dining Room** 11'1" x 12'10" (3.38m x 3.9m). Wood flooring, wall mounted gas radiator, double glazed patio doors leading to garden, access to kitchen.

**Kitchen** 8'5" x 8'4" (2.57m x 2.54m). Wood flooring, integrated oven with gas hob, extractor fan, stainless steel sink and draining unit with hot and cold mixer taps, matching wall and base units.

**Utility Room** 5'3" x 10'2" (1.6m x 3.1m). Concrete flooring, space for fridge / freezer, space for washer and dryer, double glazed window and door leading to garden.

**Landing** Carpet flooring, access to bedrooms and family bathroom.

**Bedroom** 11'8" x 12'11" (3.56m x 3.94m). Carpet flooring, wall mounted gas radiator, double glazed window to front aspect.





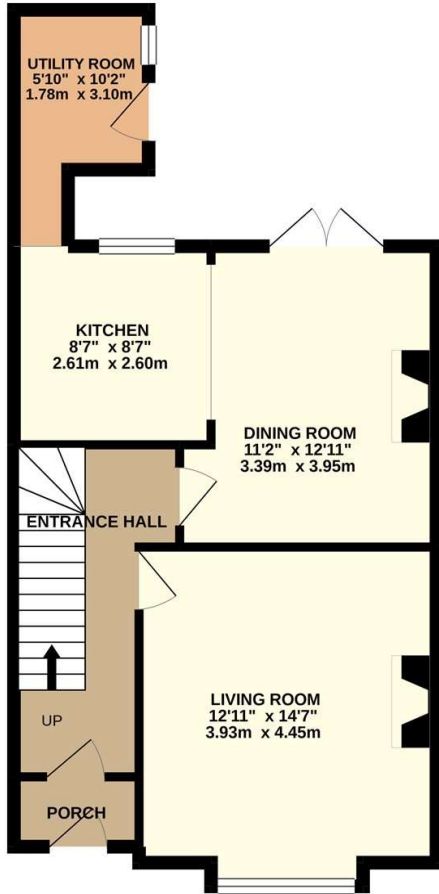
**Bedroom** 11'1" x 12'10" (3.38m x 3.9m). Carpet flooring, wall mounted gas radiator, double glazed window overlooking rear garden.

**Outside** To the rear the garden has been incredibly well presented, with artificial turf creating a low maintenance space as well an area suitable for garden furniture.

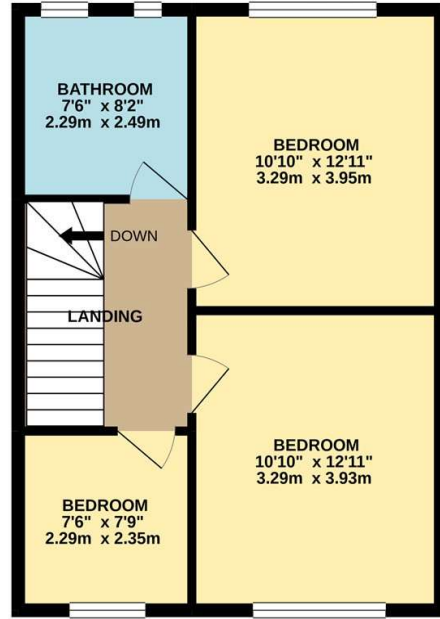
**Bedroom** 7'5" x 7'8" (2.26m x 2.34m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.

**Bathroom** 7'11" x 8'4" (2.41m x 2.54m). Vinyl flooring, wall mounted heated towel rail, low level WC, wash hand basin with hot and cold mixer taps, shower cubicle with gas shower head, bath with hot and cold mixer taps, part tiled walling, two double glazed windows to the rear.

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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