



## Segrave Road, Plymouth, PL2

**Offers Over: £270,000**

*Freehold*

This lavishly presented and sensationally extended three bedroom semi-detached property is the epitome of the perfect family home. The current owners 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



## Rooms

**Entrance Hall** Entrance hall leading to open plan/kitchen diner and living room as well as carpeted stairs leading to first floor landing. Composite door to the front elevation, uPVC double glazed window to the side elevation, bespoke hardwood flooring and wall mounted gas central heating radiator.

**Living Room** Bright and airy living room with uPVC double glazed windows to the front elevation arranged in a bay, wall mounted gas central heating radiator, carpet flooring, TV point and a wood burning stove.

**Kitchen/Diner** Modern fully fitted kitchen comprising of a range of matching wall and base units with marble effect worktops and splashbacks. Integrated double electric fan ovens, gas hob, remote control extractor fan, dishwasher, fridge, freezer and wine cooler. Bronze effect sink and draining unit with matching hot and cold mixer tap. uPVC double glazed window to the side elevation and tiled flooring. The dining area benefits from a wraparound breakfast bar from the kitchen, bespoke hardwood flooring, uPVC double glazed window to the rear elevation and uPVC sliding doors leading on to the rear garden. Wall mounted contemporary style gas central heating radiators and a TV point.

**Downstairs WC** Downstairs WC comprising of low-level WC, space saving ceramic wash hand basin, extractor fan and tiled flooring.

**Landing** Carpeted stairs leading to first floor landing with uPVC double glazed window to the side elevation. Landing is also fully carpeted and leads to three bedrooms, family bathroom and separate WC. Provides loft access.

**Bedroom** Large and airy double bedroom with uPVC double glazed windows arranged in a bay to the front elevation, carpet flooring, wall mounted gas central heating radiator, TV point and built in storage cupboards.

**Bedroom** Another double bedroom with uPVC double glazed window to the rear elevation, carpet flooring, wall mounted gas central heating radiator, TV point and ample built in storage.

**Bedroom** A further double bedroom with uPVC double glazed window to the side elevation, carpet flooring, TV point and wall mounted gas central heating radiator.

**Bathroom** A modern and fully fitted bathroom with P shape bath with glass shower screen, gas Amazon rainfall showerhead over and handheld shower with stainless steel shower controls and stainless steel hot



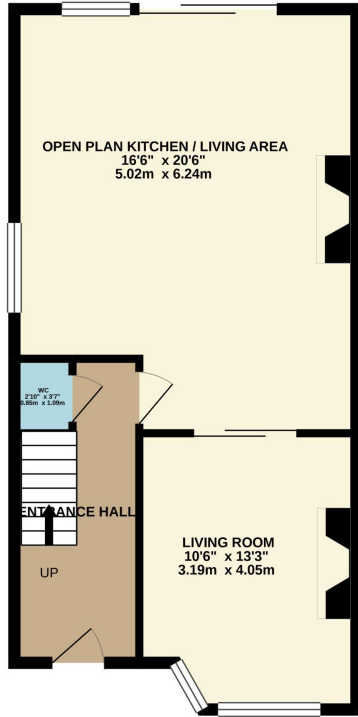


and cold mixer taps over the bath with feature tiling. Ceramic bowl feature wash hand basin with stainless steel hot and cold mixer tap over and integral vanity unit. Two further wall mounted vanity units, wall mounted stainless steel towel rail. Tiled flooring, partially tiled walls and uPVC double glazed window to the front elevation.

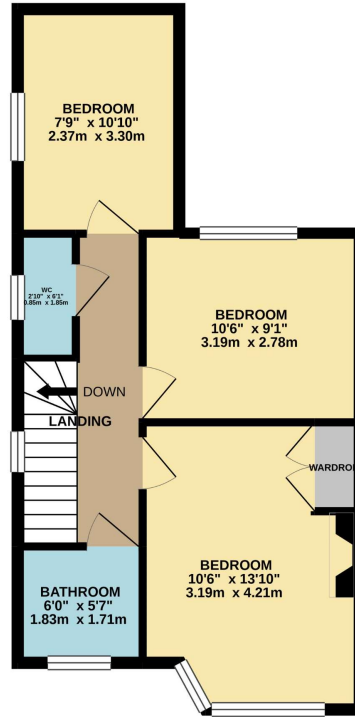
**WC** Separate WC comprising of low level WC, ceramic wash hand basin with stainless steel waterfall feature tap over and integral vanity unit. Fully tiled walls with feature tiling and fully tiled floor, uPVC double glazed window to the side elevation.

**External** Externally the property benefits from a driveway for multiple cars, a large garage and a landscaped rear garden laid mostly to lawn but with two decked areas perfect for entertaining.

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.  
Whilst every effort 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 Metropax 6/2021.

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

T: 01752 729777  
E: [jon@pilkingtonestates.co.uk](mailto: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.