

Shallowford Road, Plymouth, PL6

Offers Over: £280,000

Freehold

Set in the prestigious location of Eggbuckland is this gorgeous three-bedroom semi-detached property. Situated over three floors this family home offers an abundance of space and natural light with dual aspect windows on each floor. The entrance floor boasts an incredibly spacious living room with stunning views across Plymouth. Upstairs, the property benefits from three well-proportioned bedrooms, one of which has a modern en suite. In addition to the three bedrooms on the top floor, you will find a well-presented family bathroom. The lower floor of this home is arguably the selling point with a fully fitted open plan kitchen / dining room, with patio doors leading to the spacious rear garden. Outside, the property has been laid predominantly to lawn, with paving stones leading to an enclosed stone chipping area, creating a perfect space for garden furniture to enjoy the south west facing plot. This home has the added benefits of an integral garage and a substantial driveway suitable for up to four vehicles at the front. EPC: D.

Rooms

Entrance Hall 10'4" x 12'3" (3.15m x 3.73m). Carpet flooring, access to living room, stairs leading to first floor landing.

Living Room 16'11" x 22' (5.16m x 6.7m). Carpet flooring, wall mounted gas radiator, double glazed windows to both aspect, Tv point.

Landing Carpet flooring, access to bedrooms and family bathroom

Bedroom One 11'3" x 11'5" (3.43m x 3.48m). Carpet flooring, wall mounted gas radiator, double glazed windows to both aspect, access to en suite.

En Suite 5'4" x 7'10" (1.63m x 2.4m). Tiled flooring, low level Wc, wash hand basin with hot & cold mixer taps, shower cubical with rainfall effect gas shower head.

Bedroom Two 11'2" x 13'9" (3.4m x 4.2m). Carpet flooring, built in wardrobe, wall mounted gas radiator, Tv point, double glazed window to front aspect.

Bedroom Three 11'3" x 10'4" (3.43m x 3.15m). Carpet flooring, wall mounted gas radiator, double glazed window to rear aspect.





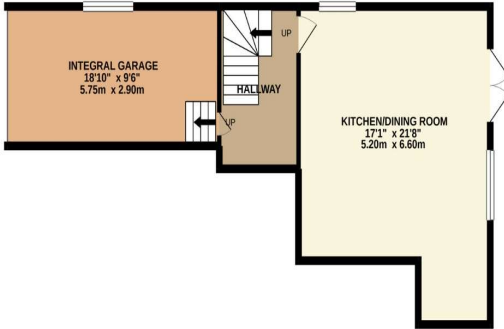
Bathroom 8'9" x 6'5" (2.67m x 1.96m). Tiled flooring, wall mounted towel rail, wash hand basin with hot & cold mixer taps, low level Wc, bathtub with hot and cold mixer taps.

Kitchen / Diner 16'10" x 21'11" (5.13m x 6.68m). Laminate flooring, matching wall and base units, stainless steel sink & draining unit, Exposed work affect pillar with gas cooker and extractor above, integrated dish washer, integrated fridge / freezer, integrated double over, double glazed windows to side and rear aspect and double-glazed patio doors leading to the rear garden.

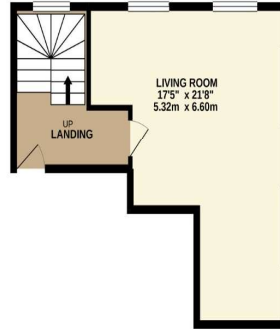
Garage 18'10" x 2.91 (5.74m x 2.91). The garage has power, double glazed window to side aspect.

Outside To the rear the property benefits from a level plot, currently laid to lawn with pathing stones placed through the middle creating a walkway to a stone chipping seated area. As well as having its own gated side access.

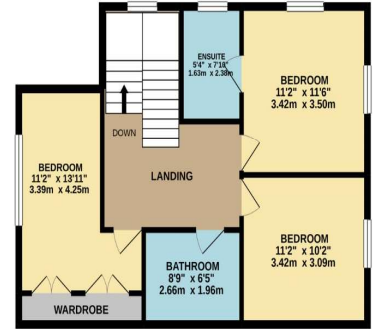
BASEMENT
581 sq.ft. (54.0 sq.m.) approx.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.6 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

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