



## Barne Road, Plymouth, PL5 Offers Over: £210,000

A beautiful and fully renovated property in a fantastic location close to local amenities, transport links and greens spaces. This home offers tasteful and intelligently configured accommodation arranged over four floors, and perfectly combines modern finishes with period charm. On the ground floor is an expansive and airy open plan living and dining area providing an abundance of natural light and space for both entertaining and a growing family. There is also a superbly finished contemporary kitchen on the ground floor which is again free-flowing from the main living space.

Upstairs, there are three well-proportioned bedrooms which have all been equally as stylishly dressed as the rest of the property and provide comfortable and spacious accommodation. There has also been a fabulously finished loft extension added to the property in previous years which has created a breath-taking master suite with the added benefit of a spacious and fresh en-suite on this floor. This substantial home is completed perfectly by a sizeable basement which could be easily converted into a workshop, home office or even play room. Externally, the property boasts level access to the front and a pretty yet low maintenance garden to the rear. EPC: D.

**Entrance Hall** 16'9" x 7'8" (5.1m x 2.34m).  
Comprises; laminate flooring, radiator, upvc double glazed door and window to the front aspect and stairs leading to the first floor and basement.

**Lounge** 15'11" max x 11'9" (4.85m max x 3.58m).  
Comprises; laminate flooring, gas fireplace and large upvc double glazed bay window.

**Dining Room** 12'11" x 9'11" (3.94m x 3.02m).  
Comprises; laminate flooring, radiator and large upvc double glazed window to rear aspect.

**Kitchen** 9'10" x 9'1" (3m x 2.77m).  
Comprises; laminate flooring, gas hob and oven, integrated fridge freezer, dishwasher, 1.5 stainless steel sink and basin and a large upvc double glazed window to the rear aspect.

**Landing** 8'1" x 7'4" (2.46m x 2.24m).

**Bedroom One** 12'11" x 10'2" (3.94m x 3.1m).  
Comprises; carpeted flooring, double glazed Velux window to the side aspects, tv point.

**En-suite** Comprises; vinyl flooring, shower cubicle, wash hand basin and double glazed window to the front aspect.

**Bedroom Two** 15'11" x 10'3" (4.85m x 3.12m).  
Comprises; wooden floorboards, radiator, upvc double glazed bay window and multi plugs.

**Bedroom Three** 12'11" x 10'2" (3.94m x 3.1m).  
Comprises; carpeted flooring, radiator, upvc double glazed window to the rear aspect and multi plugs.

**Bedroom Four** 8'3" x 7'6" (2.51m x 2.29m).  
Comprises; carpeted flooring, upvc double glazed window, radiator and multi plugs.

**Bathroom** 7'4" x 9'1" (2.24m x 2.77m).

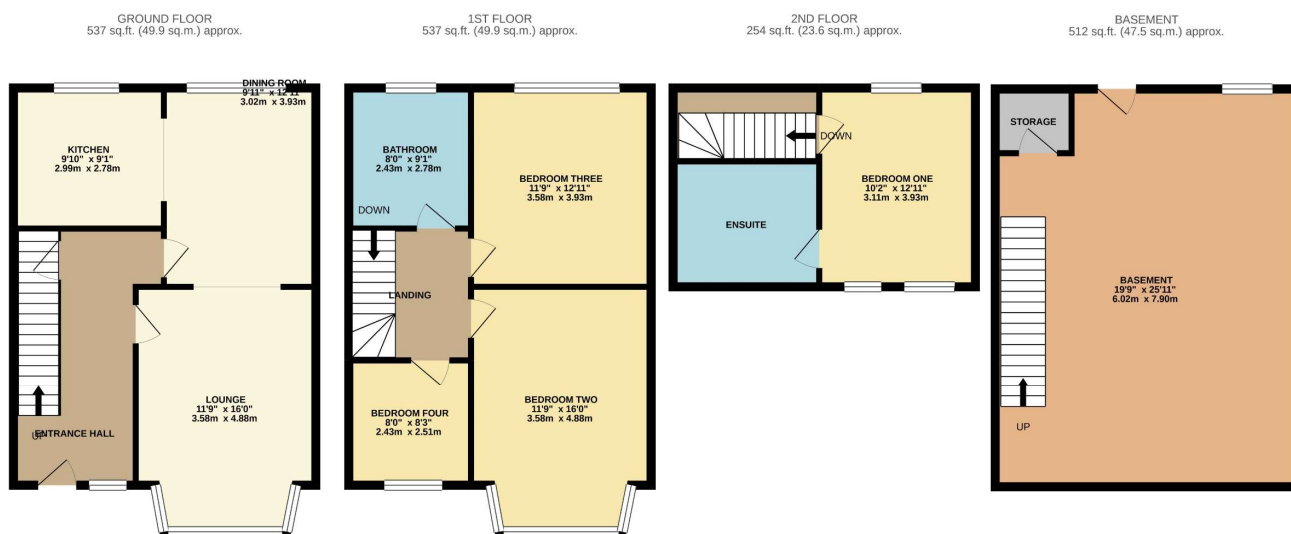




Comprises; vinyl flooring, shower, bathtub with stainless mixer taps and shower, toilet, wash hand basin, upvc double glazed window to the rear aspect and radiator.

**Basement** 25'7" x 17'9" (7.8m x 5.4m).  
Comprises; concrete flooring, upvc double glazed door and window to the rear aspect, storage cupboard and boiler.

**Garden** Comprises; laid to patio and gravel and potential to add to rear parking.



TOTAL FLOOR AREA : 1840 sq.ft. (171.0 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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