



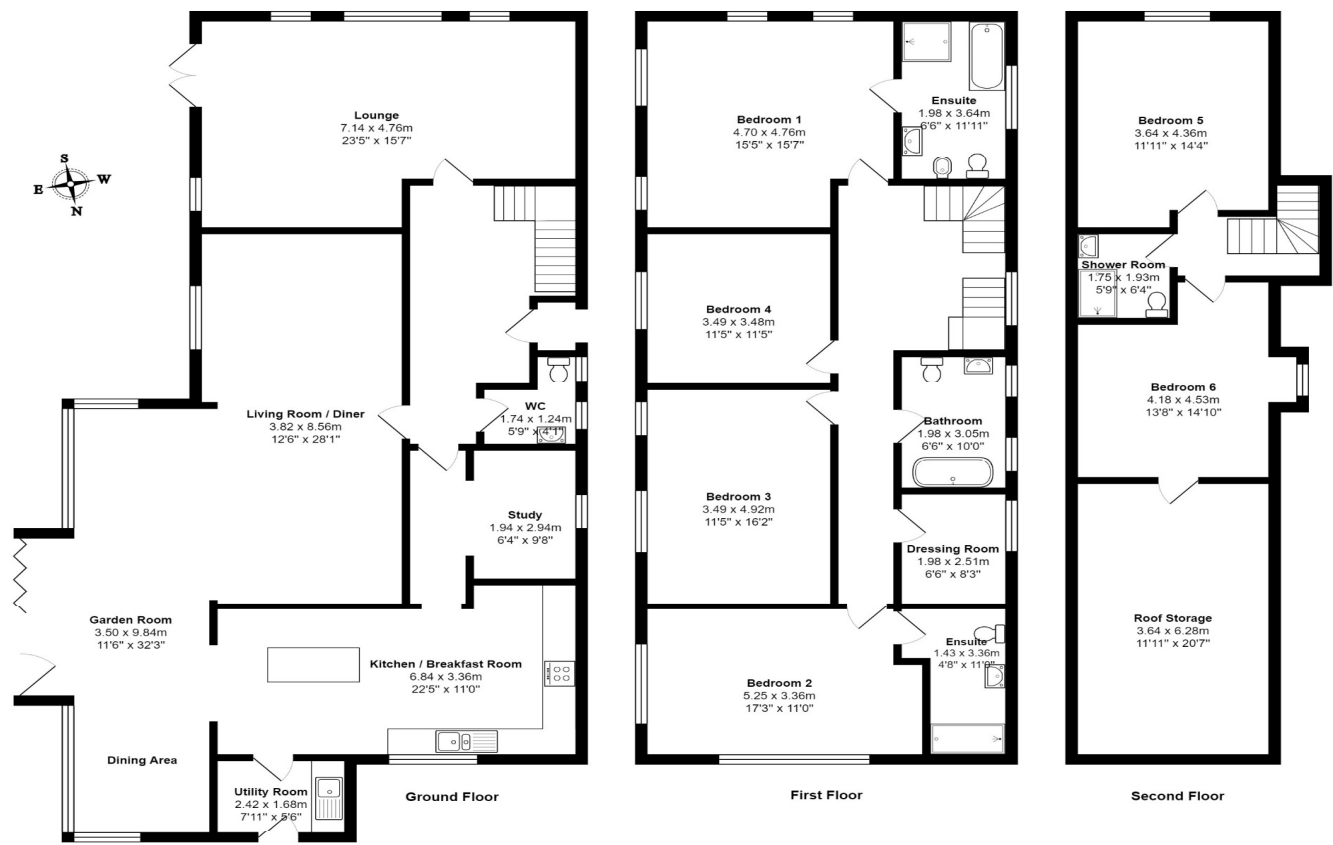
PILKINGTON ESTATES

**Bainbridge Avenue, Plymouth, PL3**

**Guide Price: £1,250,000**

*Freehold*

# Bainbridge Avenue, Plymouth, PL3



Total Approximate Area - 334.6 m<sup>2</sup> ... 3601 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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*This truly spectacular six bedroom residence is set on a sizeable plot in one of Plymouth's most prestigious addresses. The home has been owned by the same family for a number of years, and in that time has been reconfigured and renovated multiple times to make it a sensational home that gives a family freedom and versatility. The iconic home occupies an impressive 1/3 of an acre plot that provides sun throughout the day in the most serene surroundings, despite being set close to the city centre and various parks and green spaces. The layout of the home is both traditional yet modern and arranged over three levels. The ground floor level offers a multitude of living spaces, with a breath-taking extension becoming the true hub of the home and a wonderful space for entertaining that is sure to impress. Complimented perfectly by an open plan sitting area that has been tastefully decorated, as well as a state-of-the art kitchen and a formal living room, that has been as stylishly dressed as the rest of the property. The central level of the home offers four generously proportioned bedrooms, two with contemporary en-suites, as well as a gorgeous family bathroom and further dressing room. The third floor offers a further two double bedrooms and another beautifully finished shower room. All of the bedrooms are as delightfully decorated as the rest of the property, seamlessly blending modern living with chic and traditional finishes, perfectly in keeping with the period property. This home continues to exceed expectations externally, with the aforementioned wraparound gardens that have been splendidly maintained and manicured and cleverly configured to allow one to enjoy the sun all day long, as well as parking for several vehicles, and electric gates providing privacy. EPC: TBC*

#### **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.