

Park Road, PL3 Offers Over: £280,000

This lavishly presented three-bedroom semi-detached property set in a most sought-after road is the epitome of the perfect family home. The current owner's attention to detail with the fixtures and finishes has been exceptional and is clear for every buyer to see. The home has previously benefitted from a garden level extension and the layout adapted to create two spectacular open plan style family spaces on this level and the ground floor that are perfect for entertaining.

The garden level is home to a stylish kitchen that has been finished to the highest of standards with contemporary finishes such as solid wooden worktops and opens on to a magnificently landscaped garden with various entertaining spaces. On the ground floor, the space has been opened to create a substantial living and dining area which provides flexibility and versatility for a growing family as well as being finished to the same fashionable standard as the rest of the property. The first floor of the home provides three generously sized bedrooms that have again been finished and styled to a breathtaking standard, as well as a luxuriously finished and spacious family bathroom. Externally, the property benefits from off-road parking for multiple vehicles to the front, and to the rear a fully enclosed and fabulously finished yet low maintenance garden with artificial lawn and a range of entertaining areas. EPC: E

Rooms

Entrance Hall 4'2" x 8'4" (1.27m x 2.54m).

Wooden door to front elevation providing access to the property. Carpet flooring.

Open Plan Living / Dining Space 23'9" x 17' (7.24m x 5.18m). Max measurements.

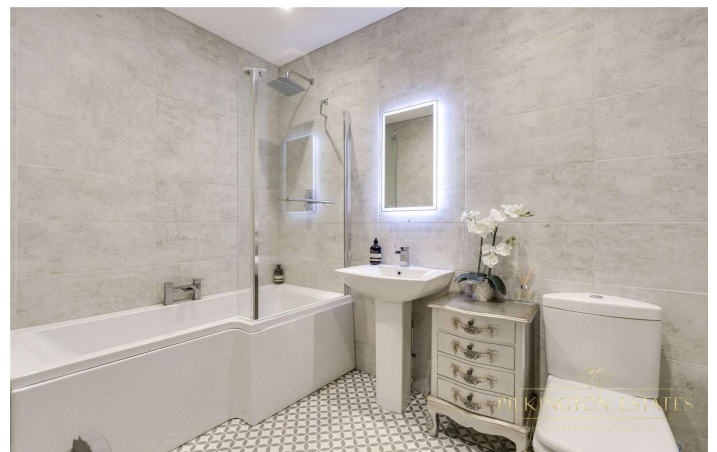
Dining area with three uPVC double glazed windows to the front elevation, wall mounted contemporary style gas central heating radiator, carpet flooring. Carpeted stairs leading down to garden level with kitchen/breakfast room and utility. Carpeted stairs leading to first floor landing with three bedrooms and family bathroom. Living area with uPVC double glazed window to the rear elevation, wall mounted contemporary style gas central heating radiator, electric log effect stove, TV point and carpet flooring.

Kitchen/Breakfast Room 8'7" x 15'9" (2.62m x 4.8m). Max measurements.

Modern fully fitted kitchen with a range of matching wall and base units, slim line sharp edge solid woodwork surfaces, tiled splashbacks. Integrated ceramic Belfast sink with brass hot and cold mixer tap over, integrated electric fan oven, induction hob and extractor fan and slimline dishwasher. Space for fridge freezer and tiled flooring. Kitchen and breakfast room have uPVC double glazed window to the rear elevation, uPVC double glazed door to the rear elevation providing access to rear garden. Solid wooden flooring throughout the breakfast room and wall mounted gas central heating radiator.

Landing 9'2" x 10'6" (2.8m x 3.2m). Max measurements. Carpet flooring, access to three bedrooms and family bathroom.

Bedroom 17' x 7'10" (5.18m x 2.4m). Max measurements. Two uPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, TV point and carpet flooring.





Bedroom 6'11" x 11'3" (2.1m x 3.43m). uPVC double glazed window to the rear elevation, wall mounted gas central heating radiator and carpet flooring.

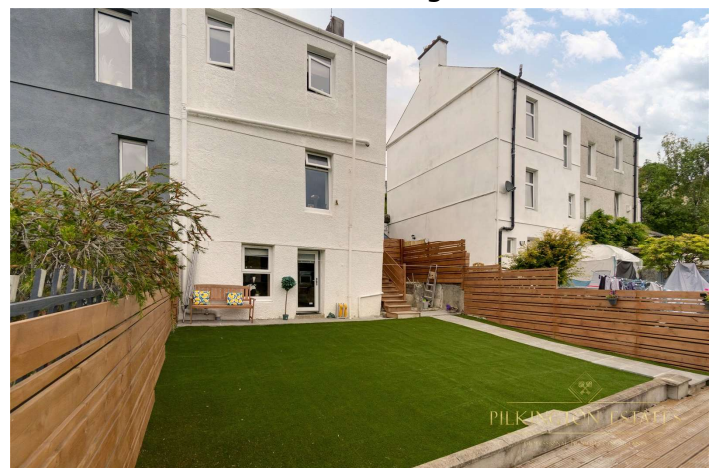
Bedroom 9'9" x 5'10" (2.97m x 1.78m). uPVC double glazed window to the rear elevation, wall mounted gas central heating radiator and carpet flooring.

Bathroom 9'1" x 6'4" (2.77m x 1.93m). Fully fitted modern bathroom with low level WC, ceramic wash hand basin with stainless steel hot and cold mixer taps, P shape bath with glass shower screen, hot and cold stainless-steel mixer tap over and stainless steel rainfall shower head. Fully tiled walls and flooring, wall mounted stainless steel heated towel rail and extractor fan.

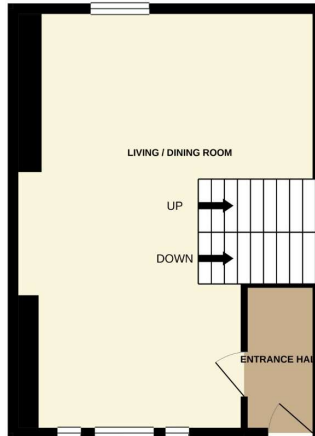
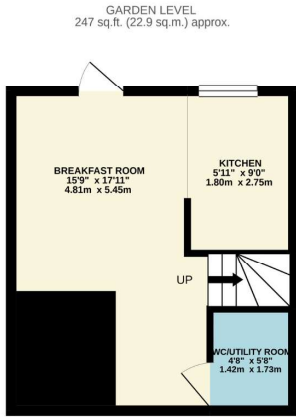
Cloakroom/Utility 5'8" x 4'8" (1.73m x 1.42m). Space and plumbing for washing

machine and tumble dryer. Low level WC, ceramic wash hand basin with stainless steel hot and cold mixer taps over. Solid wood flooring and extractor fan.

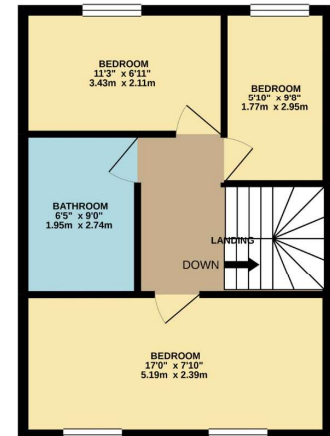
External To the front the property benefits from off-road parking for two vehicles, and to the rear a spacious and landscaped garden that is fully enclosed and mostly laid to artificial lawn with a range of patios and decked areas for entertaining.



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 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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