



Haroldsleigh Avenue, PL5 Offers Over: £230,000

This beautifully presented property set in a fantastic location close to local amenities, transport links and green spaces makes this home perfect for a family. The property offers a tasteful living space on the ground floor, with a spacious living room followed by an open plan kitchen dining room finished to a beautifully modern standard.

Upstairs, there are three well-proportioned bedrooms which have all been equally as stylishly dressed as the remainder of the home and provide comfortable and spacious accommodation alongside a family bathroom. The home has a substantial south-westerly facing garden flooded with sunshine throughout the entirety of the day and late into the evening. The garden consists of various areas including a sheltered patio area perfect for outdoor entertaining, an adjoining decked sun terrace and an extensive level lawn. Furthermore, an outdoor WC and a magnificent double garage at the bottom of the garden, fit with electricity, completes this handsome property to perfection. EPC: D

Rooms

Entrance Hall 5'5" x 10'7" (1.65m x 3.23m).

Upvc double glazed door and window to the side aspect of the property, laminate flooring, wall mounted radiator, stairs leading to first floor landing, understairs storage cupboard,

Living Room 10'11" x 13'3" (3.33m x 4.04m).

Laminate flooring, wall mounted radiator, double glazed window to the front, multiple plug sockets, neutral decor,

Kitchen Dining Room 16'7" x 12'8" (5.05m x 3.86m).

Laminate flooring, wall mounted radiator, Induction hob, stainless steel sink and drainer with mixer taps over, space for a washing machine/dryer, integrated oven, featured fireplace, space for a fridge freezer, to the side aspect, upvc double glazed doors giving access to the garden area,

Landing 5'11" x 7'1" (1.8m x 2.16m).

carpeted stairs leading to first floor landing, doors leading into,

Bedroom One 12'11" x 9' (3.94m x 2.74m).

Carpeted flooring, wall mounted radiator, double glazed window to the front aspect, fitted with built in wardrobes,

Bedroom Two 10'5" x 10'4" (3.18m x 3.15m).

Carpeted flooring, wall mounted radiator, upvc double glazed window to the front aspect, multiple sockets, television point,

Bedroom Three 7'5" x 7'10" (2.26m x 2.4m).

Carpeted flooring, wall mounted radiator, double glazed window to the rear aspect,

Bathroom 5'9" x 5'11" (1.75m x 1.8m).

Laminate flooring, fitted shower cubicle with glass doors surrounding, wash hand basin with mixer taps, upvc double glazed frosted window to the rear of the property, wall mounted vanity unit and access to loft space,





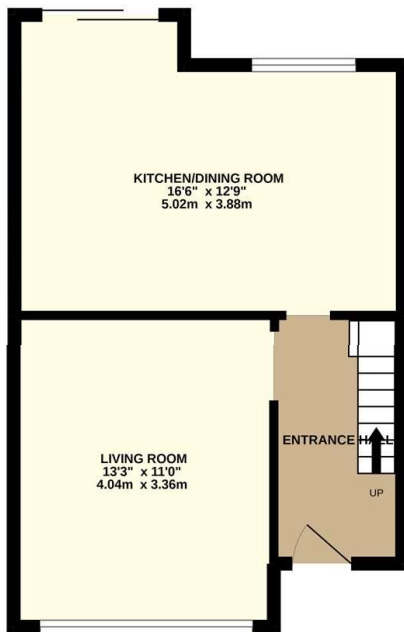
Outside Decking and astroturf is featured on the top garden giving low maintenance, also includes a lawned area on a separate level, working outside toilet and double garage situated to the rear of the property, also a side access to the garden which leads to the back aspect,

Charges

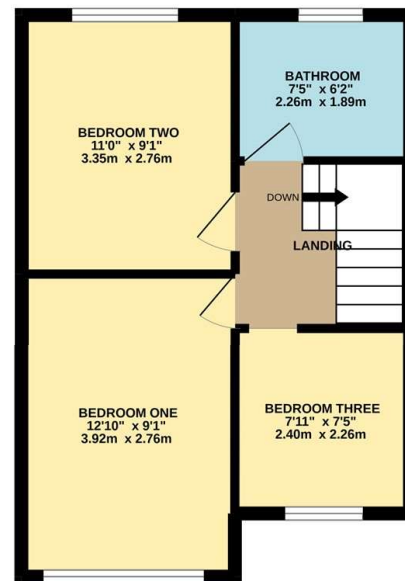
Council Tax Band: TBC



GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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

Disclaimer

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