

## Highclere Gardens, Plymouth, PL6 Offers Over: £325,000

Set within the ever-popular area of Widewell is this beautifully presented, four-bedroom family home that will undoubtedly exceed a buyer's expectation and more. Downstairs comprises a immaculately presented living room, beaming with natural light followed by an open plan kitchen/diner fitted with high-spec integrated appliances, finished off with bifold doors leading out onto a well maintained sunny garden. The garden compromise of a patio area to enjoy the morning sun, leading onto AstroTurf, finished off with a decked area to enjoy a glass of wine or hosting friends and family in the evening, accompanied with an undercover hot tub to be enjoyed on any occasion. Downstairs also benefits from a tasteful W/C and separate utility cupboard. Upstairs, this perfect family home offers a contemporary family bathroom and four well-proportioned bedrooms, which have been dressed to an equally as impressive standard. The home is complete with off street parking for three vehicles and a single garage. EPC: D

## Rooms

**Hallway** UPVC front door, laminate flooring, UPVC double glazed window to side aspect, gas wall mounted radiator, wooden door into understairs cupboard

**Lounge** Wooden double doors, laminate flooring, UPVC double glazed window to front aspect, gas wall mounted radiator, fire place

**Kitchen/Diner** Wooden and glass door, vinyl flooring, gas wall mounted radiator, grey high gloss units with chrome handles, white worktop. Integrated fridge, freezer, dishwasher, oven x 2, induction hob. Wooden doors leading into utility cupboard, bifold doors leading onto garden

**W/C** Wooden door, UPVC window to the side aspect, white toilet, white sink basin

**Landing** Carpeted flooring, white wooden banister, UPVC double glazed window to the side aspect

**Bathroom** Wooden door, vinyl flooring, UPVC double glazed window to the rear aspect, heated towel rail, white toilet, white sink basin with chrome taps, white bath with chrome taps and overhead chrome shower

**Bedroom 3** Wooden door, wood flooring, UPVC double glazed window to the rear aspect, gas wall mounted radiator

**Bedroom 2** Wooden door, laminate flooring, UPVC double glazed window to the front aspect, gas wall mounted radiator

**Bedroom 4** Wooden door, laminate flooring, UPVC double glazed window to the front aspect, gas wall mounted radiator

**Bedroom 1** Laminate flooring, 2 x UPVC Velux windows, gas wall mounted radiator, eave storage

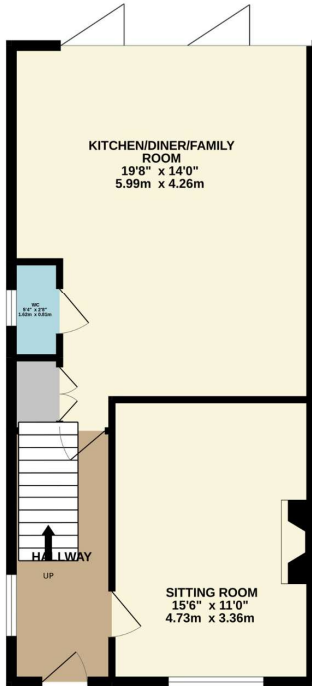




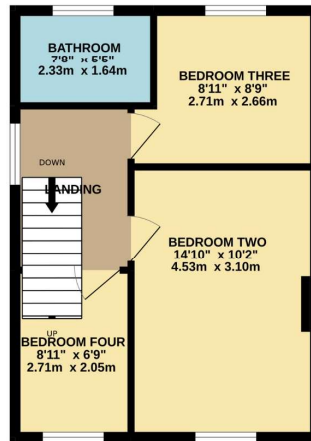


PILKINGTON ESTATES  
PROFESSIONAL REAL ESTATE SERVICES

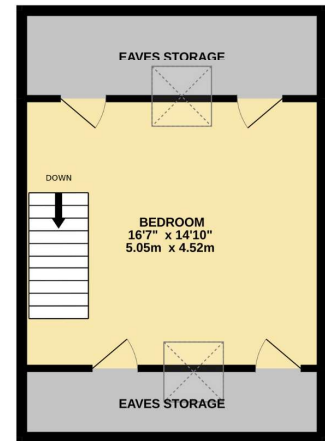
GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.  
Made with Metropix ©2022

## 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](http://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

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.