



## Wardlow Gardens, PL6 Offers Over: £350,000

This stunning three bedroom detached home located in the North of Plymouth has been immaculately kept and is undoubtedly what many would describe as the picture-perfect family home. The ground floor comprises two reception rooms which have been tastefully decorated, a recently fitted kitchen and a conservatory to the rear. Upstairs the property has three very well-proportioned bedrooms which are flooded with natural light correspondingly to the ground floor, as well as a modern family bathroom.

Not only does the inside of the home have so much to offer, the outside is equally as impressive with a brick paved driveway providing parking for multiple vehicles. Attached to the home is a converted garage, providing an additional reception room to the property, or perhaps a playroom, man cave, garden bar or even an annexe with an adjoining study / guest bedroom already to the rear. The rear garden is absolutely gorgeous and enjoys sunshine throughout the day and into the evening. EPC: TBC.



## Rooms

**Entrance Hall** 3'9" x 5'10" (1.14m x 1.78m). Laminate flooring with UPVC door to side aspect and wall mounted gas radiator.

**Living Room** 15'8" x 14'4" (4.78m x 4.37m). Carpet flooring with wall mounted gas radiator and UPVC double glazed window to front and side aspect.

**Kitchen Diner** 15'7" x 8'5" (4.75m x 2.57m). Laminate flooring with matching wall and base units, space for fridge freezer, for washer dryer and dish washer. Integrated induction hob with integrated oven, ceramic sink with hot and cold mixer taps and draining unit. UPVC window to rear aspect.

**Utility Room** 3'11" x 3'1" (1.2m x 0.94m). Laminate flooring with space for washer dryer.

**Conservatory** 13'6" x 12' (4.11m x 3.66m). Laminate flooring with double glazed UPVC windows to front and side aspect. double glazed UPVC sliding doors to front and side aspect with access to bar area and garden.

**Bar** 9'2" x 12' (2.8m x 3.66m). Window and door to front aspect with Astro turf flooring, access to bedroom two and conservatory.

**Study/bedroom** 7'9" x 11'9" (2.36m x 3.58m). Carpet flooring with UPVC double glazed window to side aspect

**Landing** 9'11" x 3'4" (3.02m x 1.02m). Carpet flooring with access to bedrooms and bathroom.

**Bedroom 3** 8'4" x 8'7" (2.54m x 2.62m). Carpet flooring with wall mounted gas radiator, UPVC double glazed window to front aspect and storage cupboard.





**Bedroom 2** 10'11" x 6'11" (3.33m x 2.1m). Carpet flooring with wall mounted gas radiator, UPVC double glazed window to front aspect and storage cupboard.

**Bedroom 1** 15'9" x 8'8" (4.8m x 2.64m). Carpet flooring with wall mounted gas radiator, UPVC double glazed window to rear aspect and built-in wardrobes.

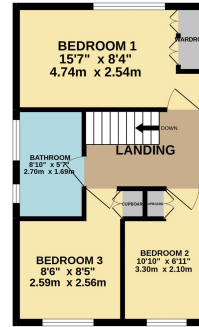
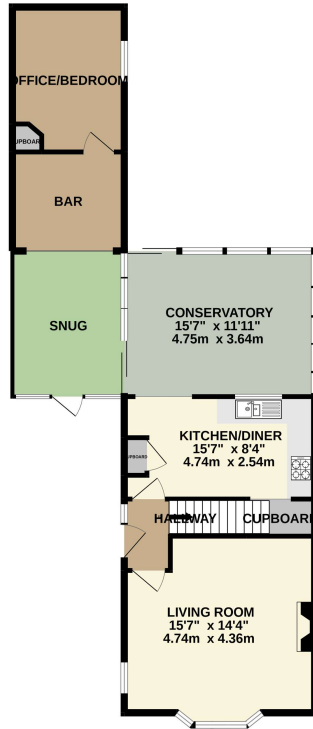
**Bathroom** 8'8" x 5'5" (2.64m x 1.65m). Tiled flooring and walls with wall mounted gas radiator, low level WC., ceramic wash hand basin with hot and cold mixer taps, one and a half shower cubical with electric power shower. UPVC double glazed windows to side aspect.

**Exterior** Garden consists of part decking and part Astroturf.



GROUND FLOOR

1ST FLOOR



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 Metronix 03/22

**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.