



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



Ganna Park Road, Plymouth, Devon, PL3 Offers over £280,000

Located in the ever-prestigious area of Peverell is this standout four bedroom period home. This property is well suited to a growing family with its spacious living room with a beautiful bay window. You are then welcomed by a kitchen dining room which makes it a perfect area for entertaining guests. In addition this home conveniently offers a utility room at the rear which allows for more storage space in the kitchen. The first floor offers three ample sized bedrooms, two being large doubles and a third which although currently being used as a play room has previously been used as a single bedroom.

The first floor is perfected with an modern fully tiled bathroom that has been finished to a high standards. Furthermore, the property has a loft conversion with substantial space, and the added benefit of a en-suite. This character rich family home benefits from a well presented easily maintained garden, making the home ideal for all family types. EPC - D

Rooms

Entrance Hall Laminate flooring, radiator, uPvc double glazed door as you enter the property, carpeted stairs leading to the landing, storage under stairs.

Living Room Carpeted flooring, uPvc double glazed bay window to the front, feature fire place, radiator

Dining Room/Kitchen Vinyl flooring, radiator, feature fire place, space for fridge freezer, space for oven with extractor fan, stainless steel sink and a half with drainer with hot and cold mixer tap, uPvc double glazed window to the rear, space for dish washer, uPvc double glazed French doors leading to the utility room.

Landing Carpeted flooring, stairs are carpeted

Bedroom One Two sky lights, uPvc double glazed window to the rear, carpeted flooring, radiator, storage in the eaves

Ensuite Bathroom Laminate flooring, shower cubicle, toilet, partly tiled walls, sink with hot and cold tap, uPvc double glazed frosted window to the rear.

Bedroom Two Exposed floor boards, radiator, uPvc double glazed bay windows to the front, feature fire place,

Bedroom Three Carpeted flooring, radiator, uPvc double glazed window to the rear, built in storage

Bedroom Four Carpeted flooring, radiator, uPvc double glazed window to the front



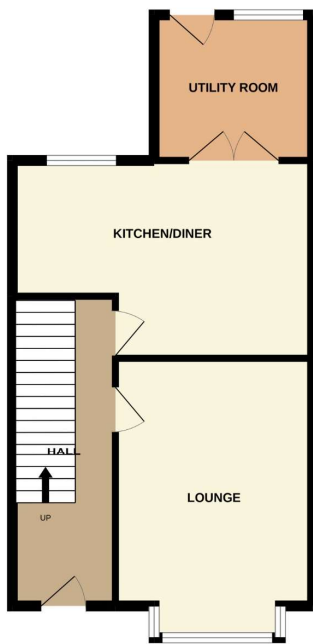


Bathroom Vinyl flooring, fully tiled walls, toilet, sink with hot and cold mixer tap, uPvc double glazed frosted window to the rear, bath tub with hot and cold taps with shower head

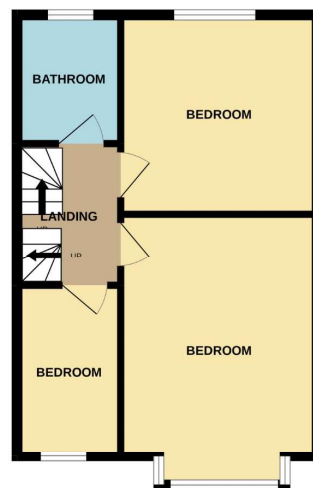
Utility Room Vinyl flooring, radiator, uPvc double glazed window to the rear, uPvc double glazed door leading to the garden, plumbing and space for washing machine and tumble dryer, boiler.

Garden Low maintenance decked garden, access to the back lane, built in seating area

GROUND FLOOR



1ST FLOOR



2ND 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.
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