



## Lyndhurst Close, Plymouth, Devon, PL2 Offers Over: £325,000

Set in the ever prestigious and popular area of Peverell is this beautiful three bedroom semi-detached family home. The current owners have decorated and adapted the property to make it suitable for modern day living with high standards. The downstairs layout has been configured to provide a perfect open living/kitchen/dining plan space for both entertaining and socialising as well as an abundance of natural light throughout due to intelligently placed new wave doors opening on to the low maintenance but sunny and enclosed rear garden.



In addition to the open plan space, this delightful home boasts a practical utility room with a downstairs WC, but also an extra reception room which can be versatile to use as a study, snug or even another bedroom. Upstairs, the property has been decorated and restored equally as elegantly and provides three generously proportioned bedrooms, all of which are light and airy. The bathroom has been recently refitted to provide a clean and crisp room suitable for all the family with a separate shower and bath tub. The home is completed perfectly by a single garage. EPC: D

## Rooms

**Entrance Hall** 2'11" x 8'2" (0.9m x 2.5m). uPvc double glazed door to enter, radiator, karndean flooring

**Snug/Study/Bedroom** 10'6" x 11'8" (3.2m x 3.56m). carpeted flooring, radiator, uPvc double glazed window to the front aspect

**Dining Space** 8'10" x 18'5" (2.7m x 5.61m). karndean flooring, under floor heating, uPvc double glazed window to the front aspect, two uPvc double glazed windows to the side aspect, cupboard houses the boiler

**Kitchen/Dining room** 22'4" x 14'1" (6.8m x 4.3m). karndean flooring, under floor heating, integrated fridge freezer, another separate integrated fridge, integrated dishwasher, integrated oven and grill, stainless steel sink with kettle tap, tiled splash back, induction hob, built-in extractor fan, skylight, new wave doors leading out to the rear garden

**Utility Room/WC** 10'6" x 5'3" (3.2m x 1.6m). karndean flooring, plumbing and space for washing machine and tumble dryer, toilet, sink with hot and cold tap, partly tiled walls

**Landing** 12'4" x 8' (3.76m x 2.44m). carpeted stairs and landing, uPvc double glazed window to the rear, access to loft which is fully boarded

**Bedroom Two** 10'6" x 9'6" (3.2m x 2.9m). carpeted flooring, radiator, uPvc double glazed window to the front aspect





**Bedroom Three** 11'1" x 7'3" (3.38m x 2.2m). carpeted flooring, radiator, uPvc double glazed window to the rear aspect

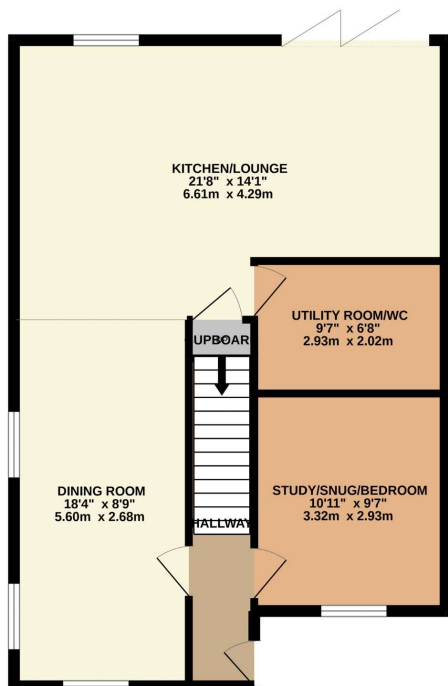
**Bathroom** 6'5" x 8'2" (1.96m x 2.5m). tiled flooring, uPvc double glazed frosted window to the side, shower cubicle, bath tub, toilet, heated towel rail, sink with hot and cold mixer tap

**Bedroom One** 13' x 12'6" (3.96m x 3.8m). carpeted flooring, wall mounted radiator, uPvc double glazed window to the front aspect

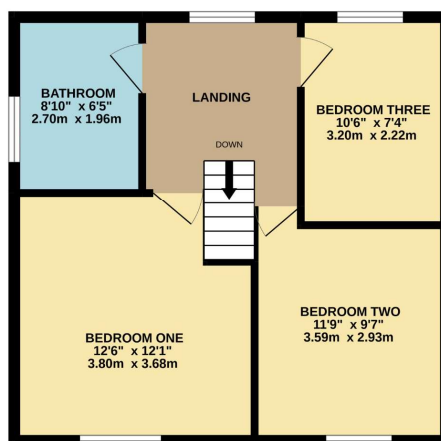
**Garden** low maintenance part artificial grass, part stone chippings, enclosed

**Garage** garage in a block

GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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.  
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## Directions

### 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)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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