



## **Ford Hill, Plymouth, Devon, PL2**

### **Offers in excess of: £250,000**

Welcoming to the market this beautifully expansive period property in the sought after location of Stoke. This property offers well designed accommodation arranged over three floors with a blend of contemporary and original features, allowing space for a growing family and although neutrally decorated throughout it presents an opportunity to make the home your own. The home comprises of a tastefully decorated living room on the ground floor which flows into a sizable dining room.

You then have a great sized breakfast room as another reception room which leads into your modern fitted kitchen with lovely French doors leading out to the rear garden. The ground floor also benefits from a downstairs WC. The first floor boasts three double bedrooms, with period features throughout including coving and ceiling roses, alongside a family bathroom. The loft space has been converted in this home to create a fantastic master bedroom, with the added bonus of not only a dressing room but a contemporary en-suite. The rear garden is low maintenance with part lawn, part deck and a little bit of patio so great for entertaining guest. EPC:TBC



### Rooms

**Porch** 3'11" x 3'3" (1.2m x 1m). laminate flooring, uPvc double glazed door to enter

**Hallway** 5'10" x 27'7" (1.78m x 8.4m). laminate flooring, radiator, stairs leading to the first floor, storage underneath the stairs



**Lounge** 16'5" x 12'10" (5m x 3.9m). vinyl flooring, south facing bay window to the front aspect with uPvc double glazed windows, built in coal fire with slate tile feature wall, radiator, coving and ceiling rose

**Dining Room** 10'7" x 13'1" (3.23m x 4m). opening from the lounge, vinyl flooring, radiator, uPvc double glazed window to the rear, coving and ceiling rose



**Downstairs WC** 4'4" x 2'6" (1.32m x 0.76m). laminate flooring, tiled walls, toilet, uPvc double glazed frosted window to the side, sliding door

**Breakfast Room** 9'3" x 13'4" (2.82m x 4.06m). tiled flooring, uPvc double glazed window to the side, radiator, original built in storage cupboards

**Kitchen** 18'3" x 9'9" (5.56m x 2.97m). tiled flooring, uPvc double glazed french doors



leading out to rear garden, two uPvc double glazed windows to the side aspect, two skylights, space and plumbing for washing machine and tumble dryer, space for fridge freezer, 5 ring gas hob and extractor fan, integrated oven and grill, worceseter boiler, tiled splashback

**Landing** 5'10" x 17'7" (1.78m x 5.36m). carpeted stairs and landing

**Bedroom Four** 10'1" x 13'5" (3.07m x 4.1m). carpeted flooring, uPvc double glazed window to the rear, radiator

**Bathroom** 5'4" x 7'9" (1.63m x 2.36m). tiled flooring, tiled walls, heated towel rail, toilet, uPvc double glazed frosted window to the side, sink with hot and cold mixer tap, bath tub, shower head

**Bedroom Three** 10'7" x 13' (3.23m x

3.96m). laminate flooring, radiator, uPvc double glazed window to the rear, built in storage

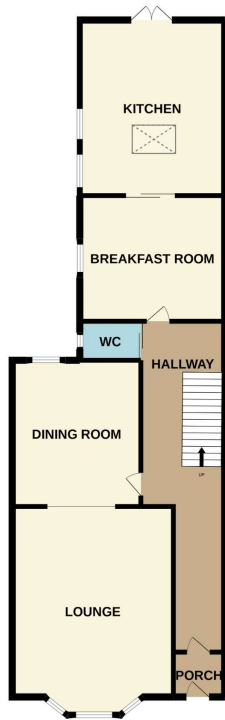
**Bedroom Two** 16'6" x 16' (5.03m x 4.88m). carpeted flooring, bay window to the front aspect with uPvc double glazed windows, radiator, coving and ceiling rose

**Bedroom One** 9'1" x 20'3" (2.77m x 6.17m). carpeted flooring, radiator, uPvc double glazed window to the rear, skylight to the front, storage in the eaves

**Dressing Room** 5'9" x 8'8" (1.75m x 2.64m). carpeted flooring, skylight, storage in the eaves

**En-Suite** 5'2" x 7'11" (1.57m x 2.41m). tiled flooring, partly tiled walls, uPvc double glazed frosted window to the rear, toilet, sink with hot and cold mixer tap, slate tiled shower cubicle, storage under the sink

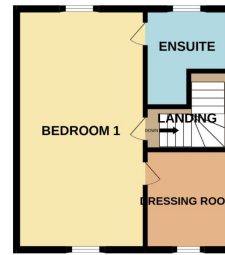
GROUND FLOOR



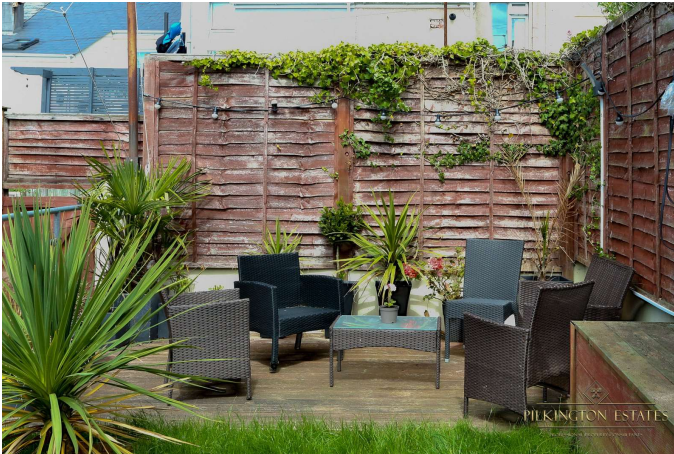
1ST FLOOR



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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