



Lipson Road, Plymouth, Devon, PL4 Offers Over: £375,000

Positioned proudly opposite Freedom Fields, close to the city centre is this sensationally finished terrace Victorian residence. The property has been completely refurbished by the current owners and now seamlessly blends Victorian elegance with modern and contemporary finishes. This magnificent family home has an incredibly distinctive layout with a sense of versatility perfectly suited to multi-generational living with an abundance of space and flexibility. From the moment you set foot in the property you are greeted by original features such as gorgeous double doors, charming ceiling roses, coving and bespoke original fireplaces. The kitchen has been reconfigured and now offers a high specification kitchen with its very own separate utility room. The ground floor is complete with an attractive lounge that flows into a spacious dining room, as a result it really has made this space the heart of the home. Positioned over three floors, the property also boasts four handsomely sized bedrooms, two freshly fitted shower rooms, and a gorgeous roof terrace with picturesque views out to the sea. Outside is a rear courtyard with a roll up garage door with space for one vehicle. Viewings are recommended to really experience the true magnitude of the property. EPC: TBC

Rooms

Porch 4' x 3'5" (1.22m x 1.04m). wooden door, tiled flooring, wooden door leading into hallway

Hallway 28'10" x 6'2" (8.8m x 1.88m). engineered wood flooring, understairs storage

Lounge 17'3" x 14'11" (5.26m x 4.55m). carpeted flooring, bay window to the front with upvc double glazed windows, mantel piece with fire place

Dining Room 13'2" x 12'6" (4.01m x 3.8m). carpeted flooring, radiator, upvc double glazed French doors to the rear leading out to courtyard

Kitchen 15'4" x 10'4" (4.67m x 3.15m). engineered wood flooring, upvc double glazed window to the side, partly tiled walls, sink with hot and cold mixer tap, space and plumbing for dishwasher, hooded extractor fan, space for fridge freezer

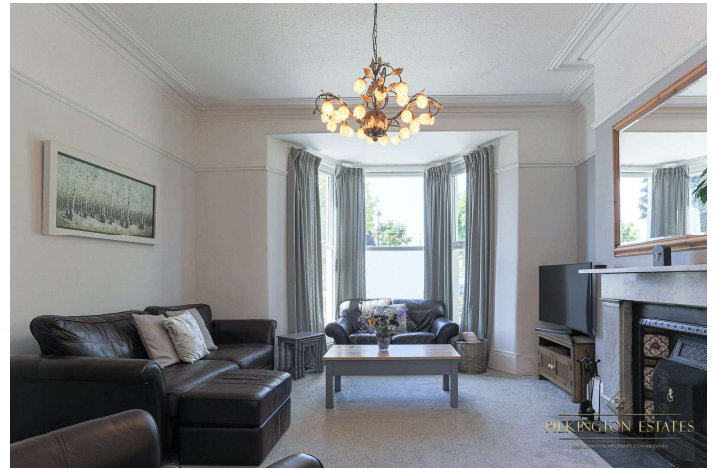
Utility Room tiled flooring, wooden units with spec worktop, double sink with draining board, space for washing machine upvc door leading into courtyard

Bathroom vinyl flooring, walk in double shower, white toilet, white basin, chrome heated towel rail, upvc frosted window to side aspect

Hallway 21'10" x 7'3" (6.65m x 2.2m). carpeted flooring, wooden banister

Bedroom 2 18'8" x 17'3" (5.7m x 5.26m). carpeted flooring, upvc double glazed window, radiator

Bedroom 3 13'2" x 12'6" (4.01m x 3.8m). carpeted flooring, upvc double glazed window to the rear, built in storage, radiator





WC 4'2" x 3'1" (1.27m x 0.94m). tiled flooring, white toilet, white basin with chrome tap and small cupboard, frosted upvc window to the side aspect

Bathroom 8'6" x 5'7" (2.6m x 1.7m). tiled flooring, double walk-in shower with glass screen, white toilet, white basin with chrome tap, chrome heated towel rail, frosted upvc window to the side aspect

Bedroom 4 12'5" x 10'4" (3.78m x 3.15m). carpet flooring, upvc double glazed window to the rear, radiator

Hallway carpeted flooring, wooden banister, uPvc double glazed door onto sun terrace

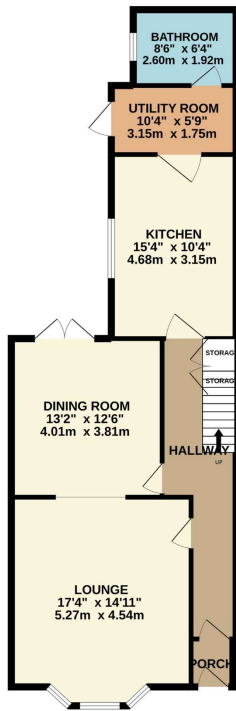
Bedroom 1 25'3" x 18'8" (7.7m x 5.7m). carpeted flooring, two uPvc double glazed windows, radiator

Exterior courtyard garden with roll garage door, shed.

Large roof terrace with views to the sea


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GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



2ND FLOOR
478 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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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