



Forest Avenue, Plymouth, Devon, PL2 Offers Over: £290,000

Set in the most desirable and prestigious area of Peverell is this highly unique double fronted three bedroom detached family home. This home has been meticulously presented by the current owners to bring it to the most astonishing standard it is today. Despite the luxurious and modern finish, great care has been taken to retain and restore a wealth of original features. Downstairs you are welcomed by a grand entrance through double doors into a spacious hallway, which then splits off to a reception room either side.

On the left we have a kitchen dining room which has recently been opened up to create a gorgeous open plan style, amazing for entertaining. Off this you have a little sun lobby room which leads onto a utility room and downstairs WC. The other side of the home hold a warm and inviting living room which natural light pouring through the patio doors leading out to the rear courtyard. Upstairs, the property has been decorated and restored equally as impressively and consists of three bedrooms, a family bathroom and another separate WC, perfect for families. The rear courtyard is low maintenance but has ample space for outdoor furniture. EPC: E.



Rooms

Porch 5'5" x 3'5" (1.65m x 1.04m). wooden double doors to enter the property, place for shoes and coats

Hallway 14'4" x 5'4" (4.37m x 1.63m). laminate flooring, stairs leading to the first floor, storage cupboards underneath the stairs, radiator, uPvc double glazed door leading to the rear



Dining Room 11'8" x 10' (3.56m x 3.05m). laminate flooring, two uPvc double glazed windows to the front on the property, feature fireplace, arch leading into kitchen area as open plan



Kitchen 9'2" x 11'7" (2.8m x 3.53m). laminate flooring, integrated oven, induction hob, hooded extractor fan, plumbing and space for dishwasher, stainless steel sink and drainer with hot and cold taps, tiled splash back, wall mounted radiator

Sun room 5'6" x 3'1" (1.68m x 0.94m). laminate flooring, two uPvc double glazed windows facing the rear courtyard

Utility Room 6'9" x 4'2" (2.06m x 1.27m). laminate flooring, radiator, toilet, stainless steel sink with drainer, hot and cold taps, tiled splash back, plumbing and space for washing machine





Living Room 11'7" x 16'4" (3.53m x 4.98m). laminate flooring, two uPvc double glazed windows to the front of the property, uPvc double glazed doors leading out to the courtyard, feature fireplace, shelving, radiator

WC 5'4" x 2'8" (1.63m x 0.81m). wood flooring, radiator, uPvc double glazed frosted window to the side, toilet, sink with hot and cold taps

Landing 5'2" x 13'7" (1.57m x 4.14m). carpeted stairs and landing, access to loft which is centrally boarded and also has electric

Bedroom One 11'9" x 16'1" (3.58m x 4.9m). exposed wooden floorboards, two uPvc double glazed windows, radiator

Bedroom Two 9'4" x 10'10" (2.84m x 3.3m). exposed wooden floorboards, radiator, uPvc double glazed window to the rear, two built in

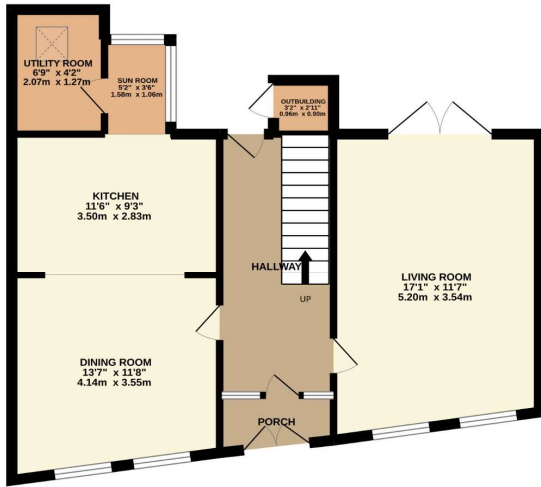
storage cupboards

Bedroom Three 7'4" x 11'11" (2.24m x 3.63m). exposed wooden floorboards, radiator, two uPvc double glazed windows to the front aspect

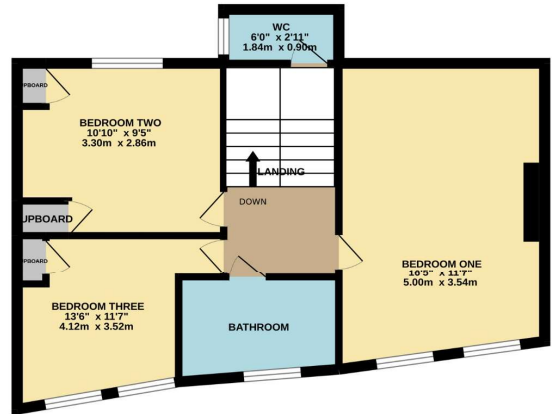
Bathroom 8'10" x 6'8" (2.7m x 2.03m). vinyl tiling, heated towel rail, uPvc double glazed frosted window to the rear, bath tub, tiled walls, sink with hot and cold taps, shower cubicle

Courtyard patio courtyard with two outbuildings, one that houses boiler

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

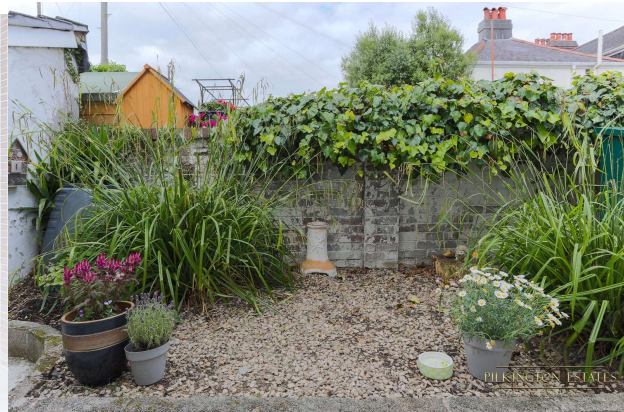


1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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