



Lopes Road, Plymouth, Offers Over: £325,000

Set in the ever prestigious and popular area of Milehouse 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 offers a spacious homely lounge, which then leads to an open plan kitchen/dining room with abundance of natural light throughout with patio doors opening on to rear garden. In addition to the open plan space, this delightful home boasts a practical utility room with a downstairs WC.

Upstairs, the property has been decorated and restored equally as elegantly and provides three generously proportioned bedrooms, all of which are light and airy. There is also a family bathroom which is modern with both a shower and bath tub. The rear garden boasts space with a large lawn area, with patio and decking also providing the ideal entertaining space, with room for a summer bar. The home is completed perfectly by a single garage accessed via a shared driveway. EPC: C

Rooms

Hallway 7'7" x 9'3" (2.3m x 2.82m). uPvc double glazed door to enter, uPvc double glazed window to the side aspect, laminate flooring, stairs leading to the first floor, storage cupboard underneath the stairs

Living Room 12'4" x 13'9" (3.76m x 4.2m). carpeted flooring, uPvc double glazed window to the front, radiator, gas fire

Kitchen/Diner 13' x 18'7" (3.96m x 5.66m). tiled flooring, underfloor heating, uPvc double glazed french doors leading out to the rear garden, integrated oven and grill, integrated dishwasher, integrated fridge freezer, sink with hot and cold mixer tap, uPvc double glazed window to the side aspect, induction hob, spotlights

Utility Room 5'8" x 7'8" (1.73m x 2.34m). space and plumbing for washing machine and tumble dryer, toilet, heated towel rail, sink with hot and cold mixer tap, uPvc double glazed frosted window to the rear, uPvc double glazed door to the side aspect

Landing carpeted flooring, access to loft via fitted ladder, airing cupboard that houses boiler and can be used for storage, uPvc double glazed window to the side

Bedroom Three 7'7" x 9'3" (2.3m x 2.82m). carpeted flooring, radiator, uPvc double glazed window to the front





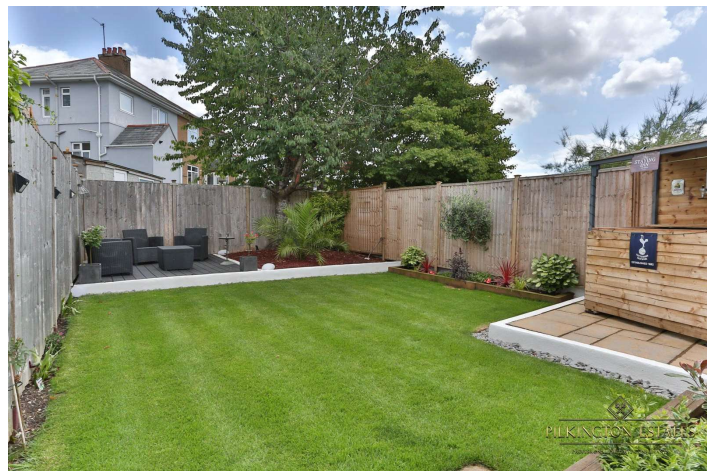
Bedroom One 12'4" x 13'9" (3.76m x 4.2m). carpeted flooring, radiator, built in storage wardrobes, uPvc double glazed windows to the rear

Bathroom 6'5" x 6'2" (1.96m x 1.88m). tiled flooring, heated towel rail, toilet, sink with hot and cold mixer tap, uPvc double frosted glazed window to the rear, bath tub, shower, tiled walls

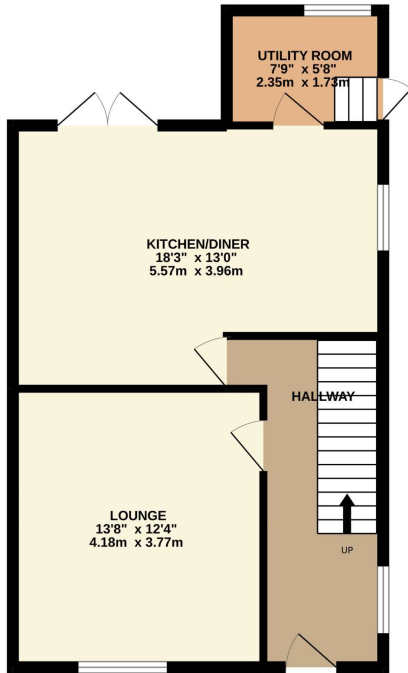
Rear garden large garden with part artificial grass, part lawn, part patio, part decking, access to garage

Garage single garage

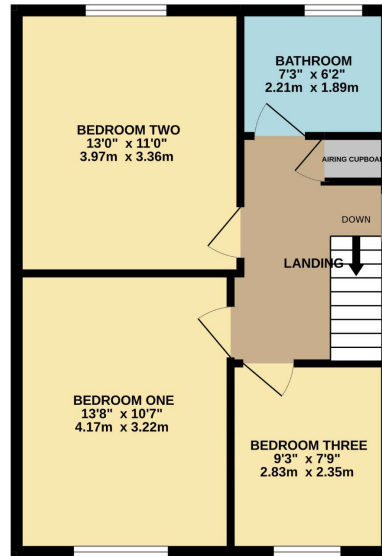
Parking shared drive way and hard stand at the front



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 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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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

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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