

## **Normandy Way, Plymouth, Devon, PL5**

**Guide Price: £220,000**

This substantial three bedroom family home is positioned in a very much peaceful location with an attractive elevated outlook. The current owners attention to detail throughout the entirety of this transformation has been exceptional and the result is clear for all to admire. The property has been adapted to allow for an open-plan style kitchen diner to become the heart of the home with a beautifully bright living space. This home also has the added benefit of a utility room.

Upstairs the home has three well-proportioned bedrooms with a further family bathroom and separate WC. There is ample room for the whole family to enjoy inside and this sense of space is shared with the garden too with a generous south facing two-tiered plot. Whether you are upsizing, purchasing your first home or alternatively looking for a popular buy-to-let investment, this delightful family home has so much to offer. EPC: D

## Rooms

**Hallway** 5'8" x 9'5" (1.73m x 2.87m). uPvc double glazed door to enter, laminate flooring, stairs leading to the first floor

**Utility Room** 6'9" x 8'9" (2.06m x 2.67m). laminate flooring, uPvc double glazed frosted window to the front, boiler, space and plumbing for washing machine, integrated fridge freezer

**Kitchen** 8'10" x 9'9" (2.7m x 2.97m). laminate flooring integrated oven and grill, four ring gas hob, uPvc double glazed window to the rear,, composite sink and a half with drainer, hot and cold mixer tap, uPbc double glazed door to access rear garden

**Lounge** 13'10" x 18'3" (4.22m x 5.56m). laminate flooring, uPvc double glazed window to the front, uPvc double glazed sliding doors to rear garden, tall wall mounted radiators

**Landing** uPvc double glazed window to the rear, carpetd stairs and landing

**Master Bedroom** 9'11" x 10'10" (3.02m x 3.3m). carpeted flooring, radiator, uPvc double glazed window to the front, built in storage

**Bathroom** 5'6" x 5'4" (1.68m x 1.63m). bath tub, shower, sink with hot and cold mixer tap, heated towel rail, uPvc double glazed frosted window to the rear, tiled walls

**WC** 2'6" x 4'2" (0.76m x 1.27m). toilet, uPvc double glazed frosted window to the





rear,radiator

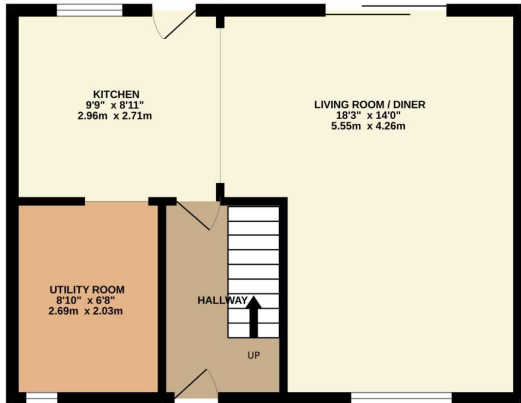
**Bedroom Three** 7'11" x 7'9" (2.41m x 2.36m). carpeted flooring, uPvc double glazed window to the rear, radiator, storage cupboard

**Bedroom Two** 11'2" x 10'10" (3.4m x 3.3m). carpeted flooring, radiator, uPvc double glazed window to front, access to loft

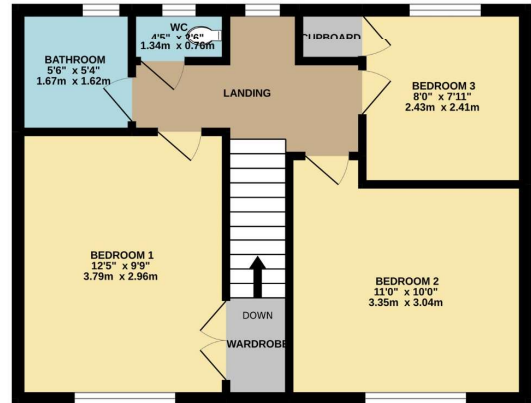
**Garden** south facing rear garden, part decking part patio part lawn



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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