



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



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Ridge Park Avenue, Plymouth, Devon, PL4 Offers Over: £280,000

This gorgeous 1930s terraced home near Central Park is a great example of how a home filled with character and original features can be modernised and combined with contemporary open-plan style living. Whilst each room has its unique features and impressive size that typically an older property tends to offer, the layout has been adapted and the interior renovated to create a beautiful family friendly home but also very versatile to be made to work for your family type.

A bespoke open-plan kitchen diner as well as a living space on the lower ground floor offers the perfect entertaining space for hosting, with lovely French doors leading out to the rear garden. The ground floor consists of another reception room currently being used as a lounge with a large bay window, a fourth bedroom which can easily be made into another reception room if need be and a family bathroom. The first floor then has three well-proportioned bedrooms. The first floor also benefits from another family bathroom allowing breathing space for any growing family. Outside the rear garden is low maintenance with patio and artificial grass and has the benefit of a roller door giving you the option to use the rear for parking for two cars. EPC: C

Rooms

Porch Cor matted flooring, wooden door to enter

Hallway Carpeted stairs leading to ground floor, carpeted flooring, radiator

Reception Room Carpeted flooring, radiator, uPvc double glazed bay window to the front

Lounge Space Storage cupboards with all the meters, Laminate flooring, spot light, tall wall mounted radiator, electric plug points, bay to the front, opens up into the kitchen diner

Kitchen/Diner Laminate flooring, Double oven which is integrated, five ring gas hob with extractor fan, integrated dish washer, stainless steel sink and drainer with hot and cold mixer tap, uPvc double glazed window to the rear, space and plumbing for washing machine, space for fridge freezer, spot lights, tall wall mounted radiator, space for big dining room table and chairs, little rear extension with uPvc double glazed windows, uPvc double glazed doors leading out to the garden

Landing Carpeted flooring, access to the loft which is half boarded

Bedroom One Carpeted flooring, radiator,





uPvc double glazed bay window to the front, built in storage, feature fire place

Bedroom Two Carpeted flooring, radiator, uPvc double glazed bay window, built in storage, feature fire place

Bedroom Three Carpeted flooring, radiator, uPvc double glazed bay window, build in storage, feature fire place

Bedroom Four Carpeted flooring, radiator, uPvc double glazed window to the front

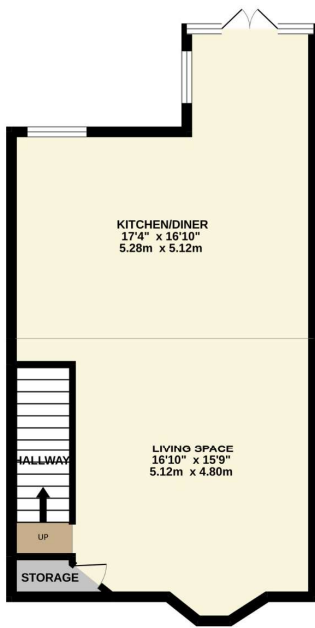
Bathroom One Tiled flooring, toilet, huge bath with hot and cold mixer tap and overhead shower, uPvc double glazed frosted window to the rear, sink with hot and cold mixer tap, airing cupboard which houses the brand new boiler which is under a year old, under floor heating

Bathroom Two Tiled flooring, heated towel rail, toilet, sink with hot and cold mixer taps, uPvc double glazed frosted window, shower cubicle, fully tiled walls

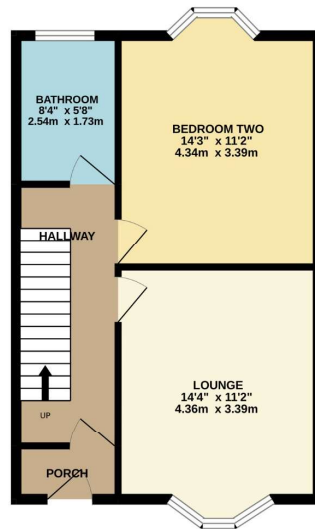
Garden Low maintenance garden, part patio, part artificial grass, roller door to allow parking for two cars, new fencing.
The property has also installed a new roof.



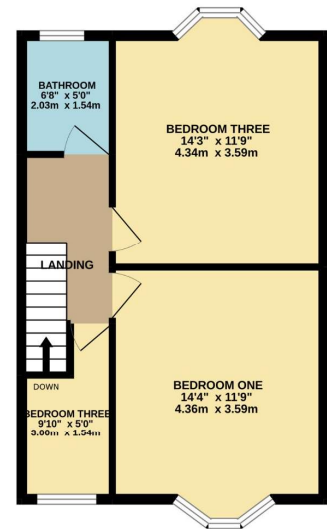
BASEMENT
482 sq.ft. (44.8 sq.m.) approx.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 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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Disclaimer

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