



Coombe Park Lane, Plymouth, Devon, PL5

Offers Over: £375,000

Pilkington Estates are delighted to present to the market this substantial family home situated within a generous corner plot. As you enter the home you are greeted with a sizeable lounge which is bright, airy and inviting due to the natural light filtering in from the double glazed windows to the front of this stunning property.

The family orientated feel flows throughout the downstairs, benefitting greatly from the open plan kitchen dining area, which introduces itself as the hub of the home and makes it a great place for entertaining friends and family, as well as day to day family life. Furthermore, the property boasts a downstairs shower room, finished exquisitely which adds a real sense of grandeur and luxury and a spacious utility room. Upstairs, the property is host to four incredibly generous bedrooms, a modern family bathroom and an incredibly versatile space that is currently being utilised as a playroom, that can also be developed into a fifth bedroom, study or office area, it's versatility is endless. Outside the home offers a garage, sizeable driveway and a largely generous back garden. The home is perfect for a growing family in every way! EPC: TBC.

Rooms

Porch Tiled flooring, uPvc double glazed window to the front, composite door to enter, solid oak doors leading into hallway

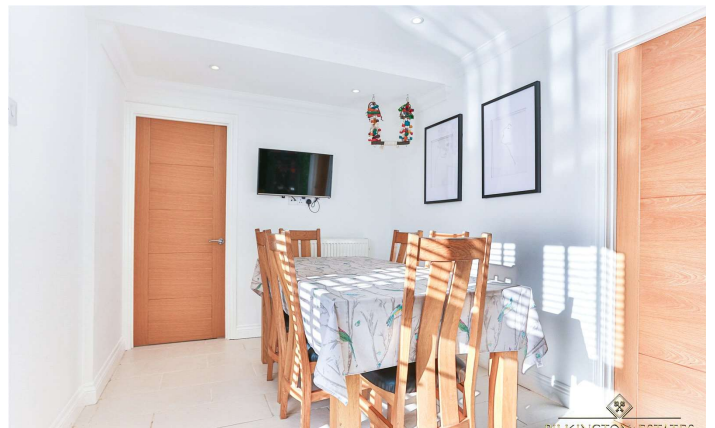
Hallway Wood flooring, radiator, stairs leading to the first floor, storage under the stairs

Living Room Wood flooring, radiator, uPvc double glazed windows to the front

Kitchen/Diner Tiled flooring, radiator, space for big fridge freezer, integrated oven with five ring gas hob, extractor fan, tiled splash back, stainless steel sink and drainer with hot and cold mixer tap, uPvc double glazed window to the rear, uPvc double glazed french door leading into the garden, space and plumbing for dish washer, spot lights

Utility Room uPvc double glazed door and window facing the rear, radiator, storage units, space and plumbing for washing machine and tumble dryer

Integral Garage Boiler system, huge garage, uPvc double glazed frosted door leading out to the garden, electric roller garage door, storage space, can provide parking for 2 cars





Shower Room Fully tiled shower cubicle with main shower, toilet, little sink with hot and cold mixer tap, extractor fan

Bedroom/Playroom/Office Laminate flooring, radiator, big uPvc double glazed window to the front

Landing Carpeted flooring, radiator, loft hatch which is part boarded with loft ladder, storage cupboard

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

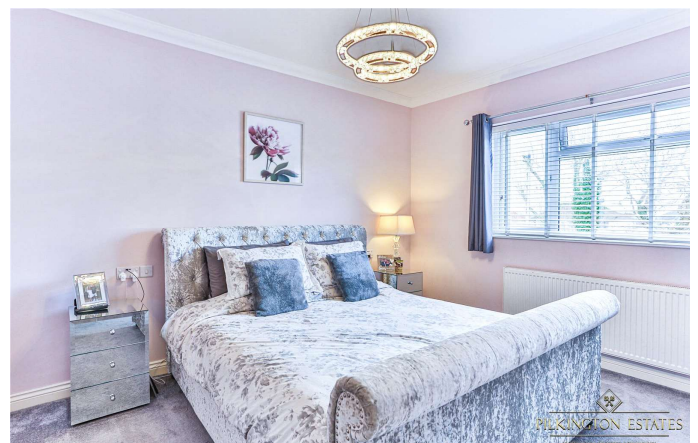
Ensuite Bathroom Tiled flooring, sink with hot and cold mixer tap, toilet, shower cubicle, heated towel rail, uPvc double glazed frosted window

Bedroom Two Laminate flooring, radiator, uPvc double glazed window to the rear

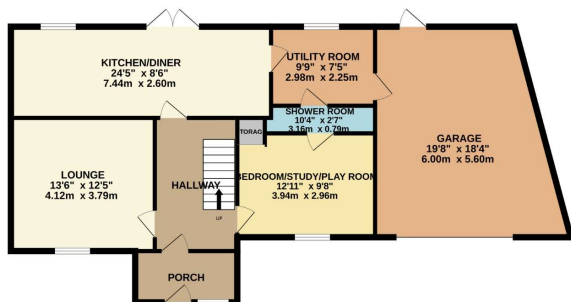
Bedroom Four Laminate flooring, radiator, uPvc double glazed window to the front

Bedroom Three Laminate flooring, radiator, uPvc double glazed window to the front

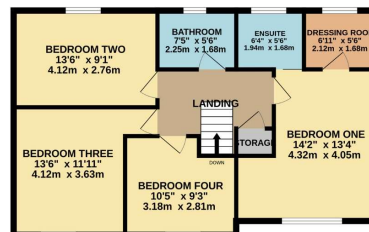
Family Bathroom Tiled flooring, jacuzzi bath rub with overhead shower, uPvc double glazed frosted window to the rear, toilet, heated towel rail, sink with hot and cold mixer tap, extractor fan



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

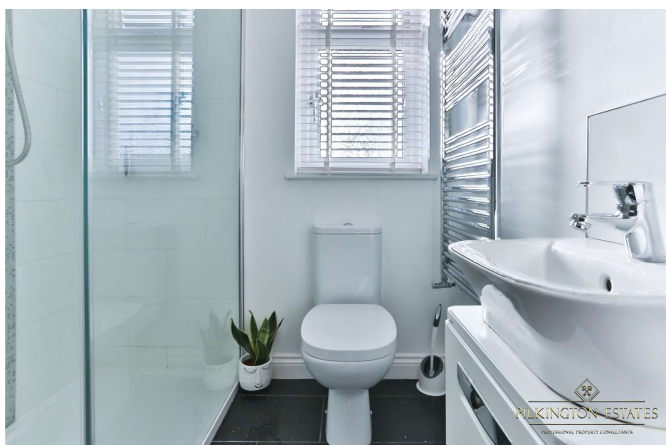


1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1755 sq.ft. (163.1 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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Disclaimer

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