



Beaumaris Road, Plymouth, Devon, PL3

Guide Price: £350,000

Nestled within the quiet and sought after residential neighbourhood of Hartley Vale, is this sensationally renovated three bedroomed semi detached property. This delightful home has been redesigned to the most elevated of standards, comprising of a wealth of modern appliances and contemporary finishes, a staggering amount of natural light and a blend of comfort, ergonomics and luxurious modern living.

An impressive living room is drenched in natural light filtering in through the floor to ceiling windows, creating a real sense of depth. This then opens up into an open plan style kitchen and dining area, fit with a stunning example of a modern fitted kitchen, once again combining effortless modernity and beneficial ergonomics. Upstairs the property continues to impress with contemporary finishes across all three well-proportioned bedrooms and an exquisitely presented family bathroom. The property, so seamless, also offers a place of tranquillity in it's quiet neighbourhood setting and it's generously sized plot, with a driveway in the works to allow off street parking alongside a single garage. The rear garden is laid to lawn on a level plot, so with the sliding doors leading out to the rear garden really creates a fantastic socialising space. The property also has planning permission for a two storey rear extension and single storey front extension, which would add to this brilliant home! EPC: D

Reference: 22/01661/FUL

Rooms

Entrance Hall Porch, Vinyl flooring, UPvc double glazed frosted door to enter

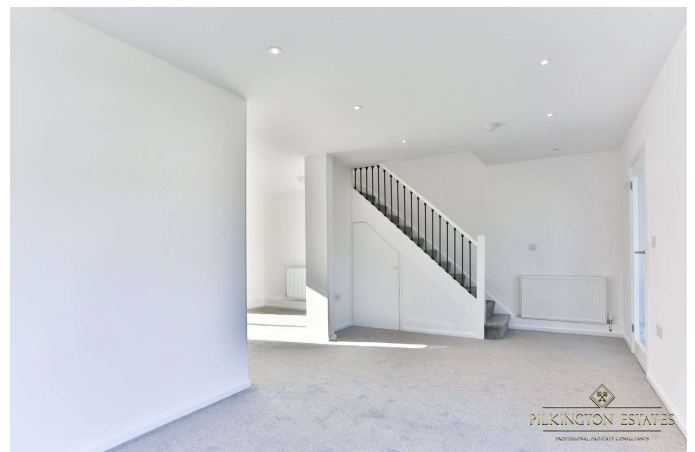
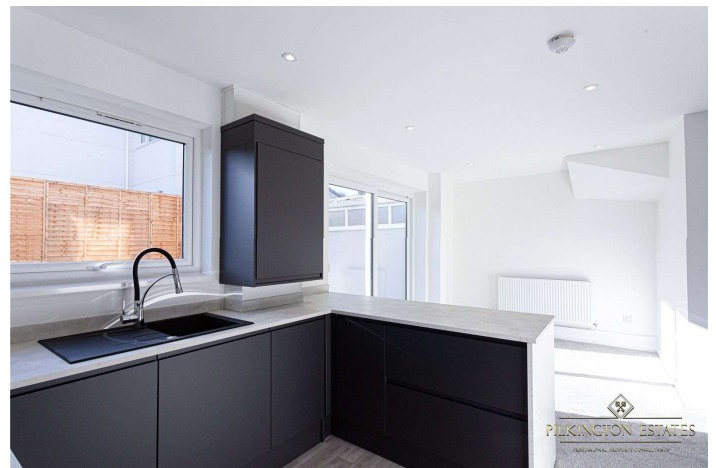
Utility Room Vinyl flooring, space and plumbing for washing machine and tumble dryer, UPvc double glazed window to the side

Downstairs WC vinyl flooring toilet, sink with hot and cold mixer tap

Living Room Open plan, carpeted, UPvc double glazed floor to ceiling windows, radiator

Garden Laid to lawn, wraparound path, finished driveway at the front to come.

Kitchen Dining Room Vinyl flooring, integrated oven, electric induction hob, extractor fan, composite sink with drainer and hot and cold mixer taps, UPvc double glazed window to the rear, integrated slimline dishwasher, cupboard that houses boiler. UPvc double glazed frosted door to the side,





double glazed sliding doors leading out to rear garden

Landing Carpeted stairs and landing, access to loft hatch.

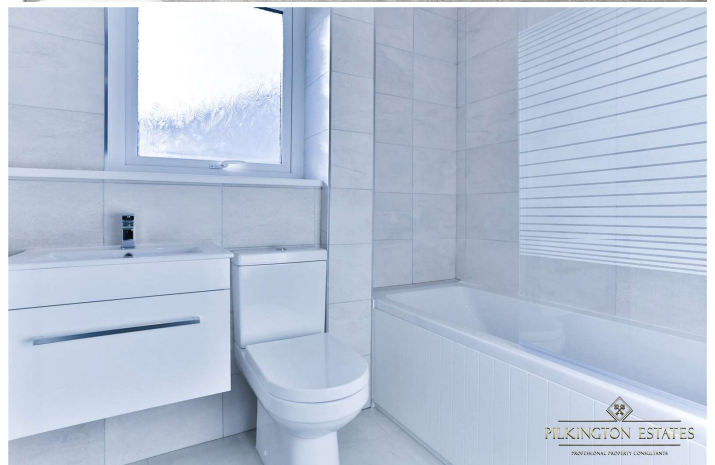
Family Bathroom Tiled flooring and walls, sink with hot and cold mixer taps, UPvc double glazed frosted window to the rear.

Bedroom One Carpeted flooring, radiator, UPvc double glazed window to the rear

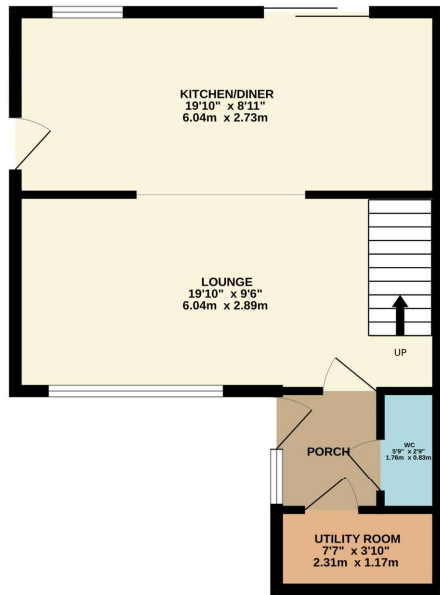
Bedroom Two Carpeted flooring, radiator, UPvc double glazed window to the front.

Bedroom Three Carpeted flooring, radiator, UPvc double glazed window to the front.

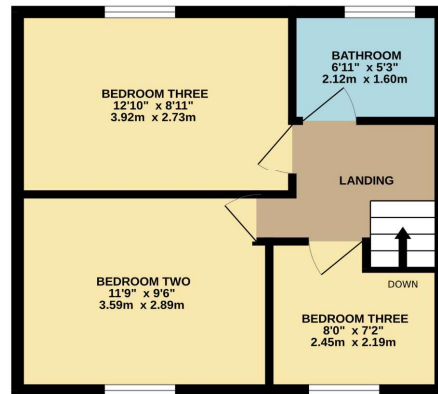
Garage single garage, and will have off street parking for multiple cars



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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