



## Laira Avenue, Plymouth, PL3

**Offers Over: £280,000**

*Freehold*

This stunning three bedroom detached home has been immaculately kept and is undoubtedly what many would describe as the picture-perfect family home. The property has a delightfully spacious living room with doors opening out into a beautiful, enclosed garden. There is also a spacious fully fitted kitchen dining room.

Upstairs the property has two very well-proportioned bedrooms which are flooded with natural light correspondingly to the ground floor. The property benefits from a loft conversion, creating another fantastic bedroom with potential and space to fit an en-suite. Not only does the inside of the home have so much to offer, the outside is equally as impressive with a vast brick paved driveway providing parking for two vehicles. Attached to the home is a garage which could also be versatile and utilised as a home gym or potentially a man cave. The garden is absolutely gorgeous and enjoys sunshine throughout the day and into the evening. EPC: TBC

## Rooms

**Porch** Access to entrance hall

**Entrance Hall** Access to living room and also Kitchen / dining room.

**Living Room** 11'7" x 16'4" (3.53m x 4.98m). Carpet flooring, wall mounted gas radiator, Tv point, patio doors to front aspect leading to garden, double glazed windows to rear aspect.

**Kitchen / Diner** 11'2" x 16'4" (3.4m x 4.98m). Tiled flooring, fully fitted kitchen, matching wall & base units, integrated double oven, integrated gas cooker with extractor fan above, integrated dishwasher, stainless steel sink & draining unit. Double glazed windows to side aspect and door leading to rear courtyard.

**Landing** Carpet flooring, access to two bedrooms and family bathroom, double glazed windows to both front and rear aspects.

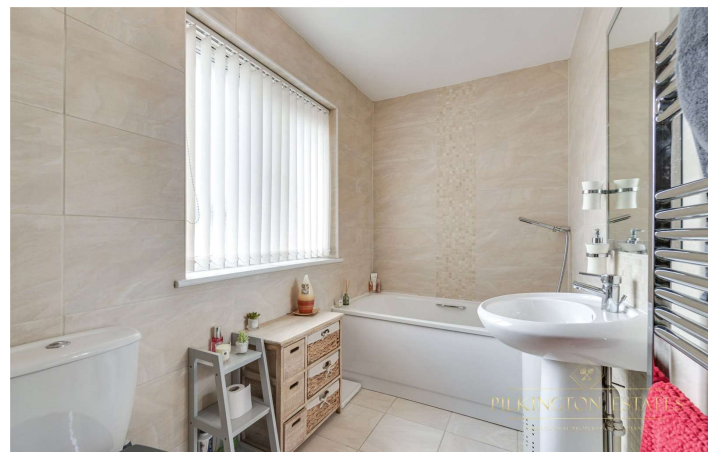
**Bedroom** 11'7" x 16'4" (3.53m x 4.98m). Carpet flooring, wall mounted gas radiator, double glazed windows to front and rear aspect, ample space for bedroom furniture.

**Bedroom** 11'2" x 7'7" (3.4m x 2.3m). Carpet flooring, wall mounted gas radiator, Tv point, double glazed window.

**Bathroom** 11'2" x 5'8" (3.4m x 1.73m). Tiled flooring, tiled walls, low level Wc, wash hand basin with hot and cold mixer taps, bath with hot and cold mixer taps, shower cubicle with gas shower head, double glazed window to front aspect.

**Landing** Carpet flooring, door leading to bedroom.

**Bedroom** 19'1" x 13'1" (5.82m x 4m). Carpet flooring, wall mounted gas radiator, Tv point, double glazed windows to both front and rear aspects, storage cupboard with potential to convert into en-suite.

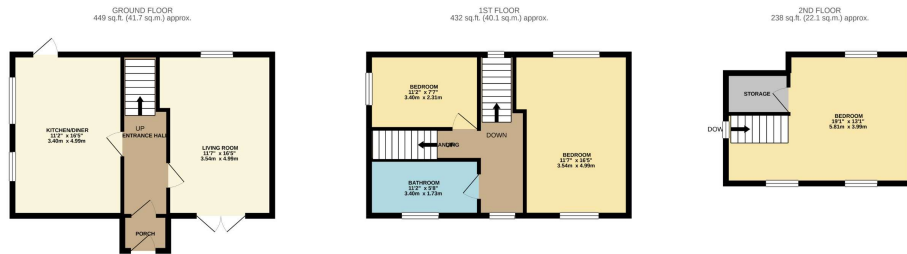




**Outside** The property benefits from an enclosed garden laid to both lawn and patio, creating the perfect suntrap. This family home also boasts a double drive way and single garage, providing ample space for parking.



**Charges**  
Council Tax Band: D



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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