



## Kensington Road, Plymouth, Devon, PL4

**Offers Over: £250,000**

Very rarely does a newer build property offer so much free-flowing space and nearly as much natural light pouring throughout each room as this home located in the Freedom Fields estate in PL4. Positioned over three floors, this elegantly presented four bedroom terraced property has plenty of room for any growing family to enjoy. The home provides versatility with it being set over three floors to suit all styles of buyers as room use can be changed to suit needs.



The ground floor homes a large kitchen, a current lounge but was originally the formal dining room and a downstairs WC. The second floor houses a master bedroom, which could also be a gorgeous lounge as it has a Juliet balcony feature. The second floor has another bedroom. up to the second floor you have two bedrooms with built in wardrobe space, and two family bathrooms. There are two allocated parking spaces with the property and a gorgeous enclosed family-friendly garden which is private and well-designed to utilise as much space as possible. The location alone for this property is enough to generate high demand and with so much space to offer this is one not to be missed! EPC: TBC

### Rooms

**hallway** 6'1" x 16'7" (1.85m x 5.05m). door to enter, radiator, stairs leading to the first floor, storage under the stairs, access to downstairs WC

**WC** 2'7" x 4'11" (0.79m x 1.5m). tiled flooring, toilet, sink with mixer tap, extractor fan,

**Lounge/Dining room** 14'5" x 8'6" (4.4m x 2.6m). carpeted flooring, radiator, uPvc double glazed window to the front, currently a lounge but could be a separate dining room if need be

**Kitchen** 14'10" x 8'10" (4.52m x 2.7m). space for tall fridge freezer, space for oven, tiled splashback, stainless steel sink and a half with drainer, integrated dishwasher, uPvc double glazed window to the rear, radiator, storage cupboard under the stairs, uPvc double glazed sliding doors to the rear,

**Landing** carpeted stairs and landing, radiator, uPvc double glazed window to the front,

**Bedroom One/Lounge** 14'11" x 12'5" (4.55m x 3.78m). carpeted flooring, radiator, uPvc double glazed window to the rear, uPvc double glazed french doors out to juliet balcony,







**Bedroom** 13'1" x 8'6" (4m x 2.6m). carpeted flooring, radiator, uPvc double glazed window to the front,

**Second landing** carpeted stairs and landing, airing cupboard which houses vaillant boiler, access to your loft

**Bathroom One** 6'2" x 6'4" (1.88m x 1.93m). tiled flooring, heated towel rail, toilet, tiled walls, sink with mixer tap, uPvc double glazed frosted window, bath tub, overhead shower,

**Bedroom** 8'7" x 11'4" (2.62m x 3.45m). carpeted flooring, radiator, uPvc double glazed window, two storage cupboards

**Bedroom** 10'8" x 8'7" (3.25m x 2.62m). carpeted flooring, radiator, uPvc double glazed window, built in storage cupboard

**Bathroom Two** 6'3" x 8'8" (1.9m x 2.64m).

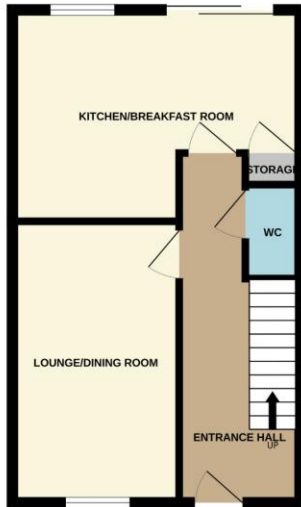
shower cubicle, sink with hot and cold tap, radiator, uPvc double glazed window,

**Parking** two allocated parking spaces to the rear of the property

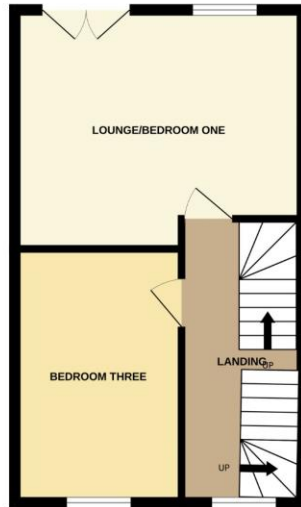
**Garden** part patio, part lawn, access via side gate, slightly tiered, space for shed



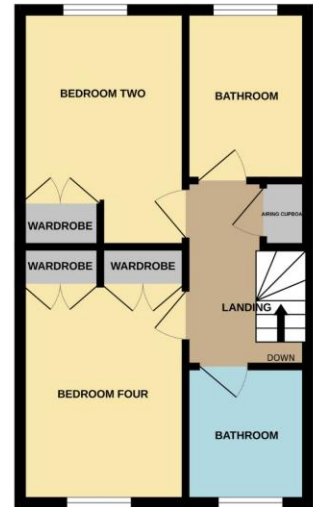
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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