



Old Park Road, Plymouth, Devon, PL3

Offers Over: £325,000

Situated in the highly sought-after area of Peverell, this immaculate three-bedroom period home welcomes you with meticulous finishes from the moment you step inside. The expansive living space is perfect for a growing family, featuring a large lounge that seamlessly flows into the dining area. The ground floor also boasts a spacious kitchen, ideal for both entertaining guests and everyday cooking.

Upstairs, the home is equally well-finished, with three double bedrooms and a newly renovated bathroom. Additional conveniences include a utility room in the basement, providing ample storage space. With planning, the basement could be transformed to suit various needs, such as a home office or entertainment room. Completing this well-designed home is a sunny, low-maintenance garden with easy access to the rear service lane. EPC: D

Rooms

Porch composite door to enter, door into hallway

hallway exposed wooden flooring, radiator, stairs leading to the first floor, storage under the stairs, stairs leading to basement

Lounge bay to the front with uPvc double glazed windows, tall wall mounted radiator, feature fireplace, ceiling rose, coving, opening into dining room

Dining Room exposed wooden flooring, uPvc double glazed window, wall mounted radiator,

Kitchen tiled flooring, uPvc double glazed window to the rear, composite sink and a half with drainer, mixer tap, space for large oven, space for fridge freezer, integrated dishwasher

Utility Room vinyl flooring, uPvc double glazed window to the side, aluminium double glazed door to the rear, space and plumbing for washing machine and tumble dryer, stainless steel sink and a half with drainer, mixer tap

Basement concrete flooring, limited head space, electric, could have floor dropped to create bigger room

Landing exposed wooden flooring, uPvc double glazed window, loft access, positive pressure air vent which assists in providing fresh air flowing throughout the property',





Bedroom Three carpeted flooring, bay to the rear with uPvc double glazed windows, storage cupboard, radiator,

Bathroom exposed wooden flooring, uPvc double glazed window, toilet, heated towel rail, sink with mixer tap, bath tub with overhead shower,

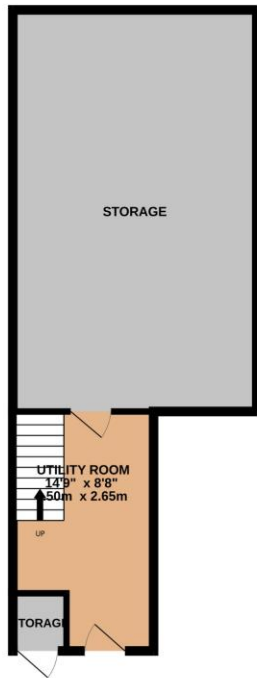
Bedroom Two carpeted flooring, feature fireplace, radiator, uPvc double glazed window, built in wardrobe,

Bedroom One exposed wooden flooring, wall mounted radiator, bay to the front with uPvc double glazed windows, uPvc double glazed windows, built in storage,

Garden laid to patio and artificial grass, access to rear service lane



BASEMENT
503 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 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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