



## Home Park Avenue, Plymouth, Devon, PL3

**Offers Over: £350,000**

*Freehold*

Introducing this beautifully renovated three-bedroom period property on Home Park Avenue, which has been thoughtfully updated throughout to an exceptional standard. As you step into the home, you're welcomed by a newly completed outside porch roof, completed just three weeks ago, providing both a stylish and practical entrance with Victorian tiled floor aligned.

PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS

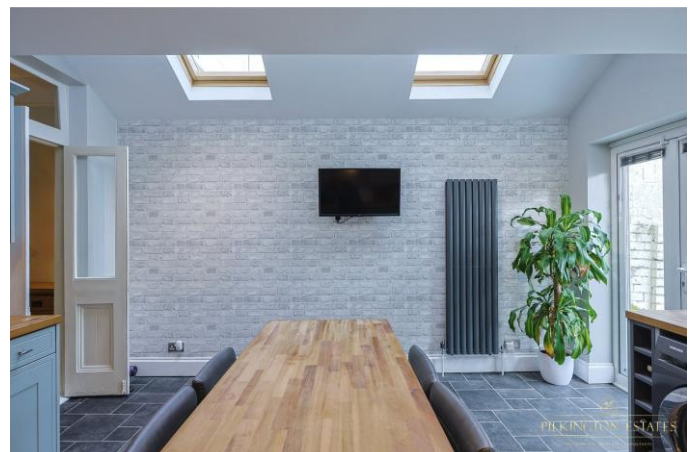
The living room is generously sized, featuring elegant wooden flooring and a large bay window that floods the space with natural light. This area seamlessly flows into the spacious dining room, creating an open and airy feel. From here, doors lead into the stunning kitchen, which has been enhanced by a thoughtfully designed extension. The kitchen is well-proportioned and modern, which includes walnut worktop surfaces and Belfast sink with direct access to the garden, making it perfect for both everyday living and entertaining. Completing the ground floor is a convenient downstairs WC. Upstairs, the property boasts three well-appointed bedrooms. Two of the bedrooms benefit from fitted wardrobes, providing ample storage, while the master bedroom features a charming bay window that adds character and brightness and bespoke window shutters to both windows & floor to ceiling fitted wardrobes. A sleek and contemporary family bathroom serves this floor, offering both style and functionality. The outdoor space which is south facing has been meticulously landscaped by the current owners, creating a wonderful garden area that is both sizable and inviting and has an outside tap and double isolated electric points. Additionally, a rear gate provides access to a private alleyway, adding further convenience. This stunning home perfectly blends period charm with modern updates, making it an ideal choice for those looking for a stylish and comfortable living space. EPC: TBC

## Rooms

**Bedroom One** Carpeted flooring, radiator, uPvc double glazed window to the front, uPvc double glazed bay window to the front, built in wardrobes

**Bedroom Two** Carpeted flooring, radiator, uPvc double glazed window to the rear, built in wardrobes

**Landing** Carpeted flooring, access to the loft





**Bathroom** tiled flooring, radiator, uPvc double glazed window to the side, sink with hot and cold mixer tap, toilet, bath tub with overhead shower

**Bedroom Three** Carpeted flooring, radiator, uPvc double glazed window to the rear

**Garden** wooden decking, stone chippings, electric points, gate to the rear

**Porch** Tiled flooring, door to enter

**Entrance Hall** Wooden floor boards, radiator, stairs leading to the first floor, access to the downstairs toilet

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

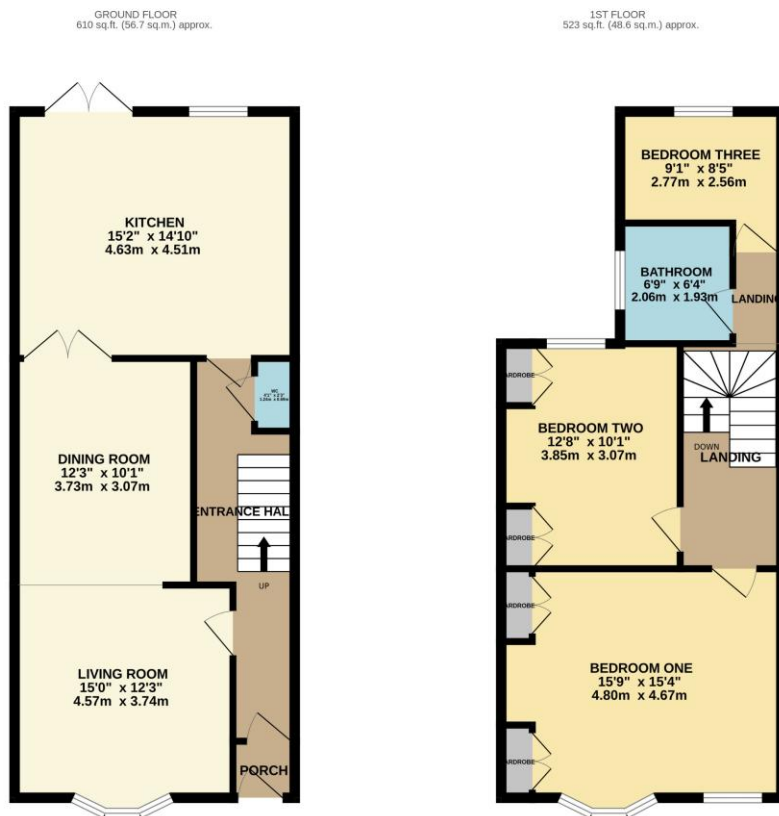
**Kitchen** Vinyl flooring, radiator, uPvc double glazed window to the rear, uPvc double glazed

door leading out to the garden, space for dishwasher, integrated fridge freezer, space for washing machine, space for tumble dryer, composite sink & drainer with hot and cold mixer tap, oven, induction hobs, extractor fan

**Dining Room** wooden floor boards, radiator, opens up into living room

**Living Room** Wooden floor boards, radiator, uPvc double glazed bay window to the front





TOTAL FLOOR AREA : 1133 sq. ft. (105.3 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.  
Made with Mapbox (2022)



**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: jon@pilkingtonestates.co.uk  
**www.pilkingtonestates.co.uk**

Jet Software Ltd. Registered in England and Wales - 15464498  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.