



Cotehele Avenue, Keyham, Plymouth, Devon, PL2

Offers Over: £200,000

Freehold

Quietly positioned in the heart of the ever-desirable PL2 neighbourhood, this beautifully restored three-bedroom period home effortlessly combines timeless elegance with a sleek, modern finish offering a stylish, move-in-ready haven for contemporary living. From the moment you arrive, the property's classic façade hints at the character and charm within. Step inside, and you're immediately greeted by a warm, inviting atmosphere, where original architectural features blend seamlessly with thoughtful modern updates.

The ground floor unfolds into a spacious and light-filled living room, where a large bay window frames the space and floods it with natural daylight. Tastefully decorated in neutral tones, the room strikes the perfect balance between sophistication and comfort making it ideal for both cosy evenings and casual entertaining. Flowing seamlessly from the living area is the open-plan dining space, providing ample room for hosting guests or enjoying relaxed family meals. At the rear of the home lies a contemporary kitchen-diner, designed with both practicality and style in mind. Boasting sleek cabinetry, integrated appliances, and generous worktop space, this area is tailor-made for modern lifestyles. Whether you're preparing a quiet dinner for two or entertaining friends, this kitchen is both functional and aesthetically pleasing. Adjacent to the kitchen is a separate utility room an often-overlooked convenience offering additional storage, laundry facilities, and access to the rear garden. Upstairs, the home continues to impress with three well-proportioned bedrooms, each thoughtfully designed to maximise space and comfort. Two generous doubles offer tranquil retreats ideal for restful nights, while the third bedroom presents flexible options perfect as a home office, nursery, or guest space. Completing the first floor is a beautifully finished modern bathroom, featuring contemporary fixtures, stylish tiling, and a calming atmosphere to start or end your day. Outside, the rear garden is a suntrap low-maintenance yet inviting, with enough space to relax, dine, or entertain during the warmer months. Whether it's a morning coffee in the sunshine or an evening barbecue with friends, this private outdoor haven offers a peaceful escape from the hustle and bustle of everyday life. Immaculately presented and thoughtfully upgraded throughout, this charming period property offers an ideal opportunity for first-time buyers, young families, or professional couples in search of a home that needs no work. EPC: C





Rooms

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

Bedroom three Carpeted flooring, radiator, uPvc double glazed window to the front

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

Landing Carpeted flooring, built in cupboard, access to the loft

Bathroom Tiled flooring, radiator, uPvc double glazed window to the rear, toilet, shower cubicle, sink with hot and cold mixer tap

Utility Room Tiled flooring, radiator, uPvc double glazed window to the rear, door to enter garden, space for washing machine & fridge freezer

Entrance Hall Wooden flooring, radiator,

carpeted stairs leading to first floor

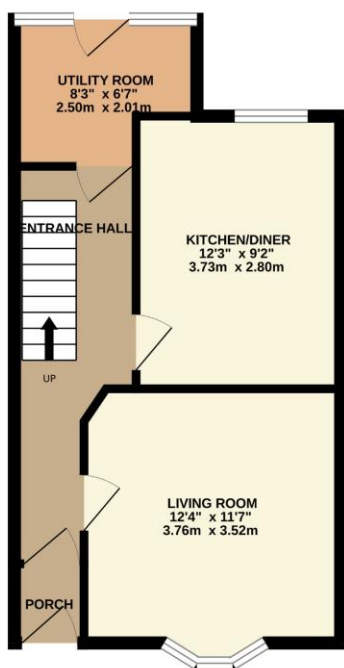
Living Room Wooden flooring, radiator, uPvc double glazed bay window to the front

Kitchen Wooden flooring, radiator, uPvc double glazed window to the rear, stainless steel sink and drainer with hot and cold mixer tap, oven, induction hob with extractor fan

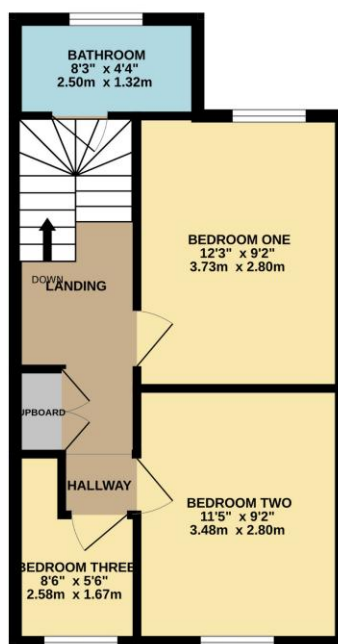
Garden court yard garden, sun trap, wooden gate to alley



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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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