



22 Admiralty Street, Stonehouse, Plymouth, Devon, PL1 3RX



## Guide Price £450,000



Lang Town and Country are delighted to bring to the market this deceptively spacious, family home located on the doorstep of Royal William Yard. This beautiful property is filled with character and has been sympathetically refurbished and modernised throughout. Admiralty Street is a quiet cul-de-sac located only a short walk away from Royal William Yard and Devil's Point Waterfront. Admiralty Street offers easy access into Plymouth City Centre, plus local primary and secondary schools, local and national restaurants, and traders. Regular water taxis can take you from The Royal William yard to various parts of the city and the Cremyll Ferry will take you across the river Tamar to Mount Edgcombe, where you can enjoy the spectacular coastal path to Kingsand and Cawsands.

This beautifully refurbished and modernised mid-terraced house offers contemporary living in a superb location. The property has been redecorated to a high standard throughout, ensuring a fresh and stylish finish.

Upon entering, you are greeted by a welcoming hallway with stairs to the first floor with a range of under stairs cupboards a door to the rear and a contemporary cloakroom. The spacious lounge that exudes comfort and elegance has a Upvc sash window to the front a fireplace and engineered oak flooring, which is a theme running through the property .There is a tasteful, multi glazed door double folding doors, letting light flood through to the separate dining room, which has a large 'tilt and turn ' window to the rear, and offers a perfect space for entertaining. The beautiful dual aspect, kitchen/diner is equipped with modern appliances and features sleek countertops, ample storage, and a breakfast bar making it a culinary enthusiast's dream. The dining area has ample space for a table and chairs and large patio doors leading to the raised decked area, where you can sit, relax and enjoy the evening sun.

Upstairs, the first floor boasts three generously sized double bedrooms, each offering plenty of natural light and comfort. Bedroom one is a spacious double room with dual sash windows to the front, overlooking a school and playing fields. Bedroom two has built in wardrobes and a window to the rear letting light flood in. The dual aspect bedroom three has a vaulted ceiling with exposed beams, a skylight and a large walk-in cupboard which could be made into an en-suite. The centrepiece of this floor is the beautifully appointed, modern bathroom, with a free standing bath, wash hand basin, W.C, part tiled ,tiled floor, complete with a separate shower for added luxury.

To the rear is an enclosed rear courtyard with flower borders

We would highly recommend an early viewing to appreciate the perfect blend of modern comfort and stylish living in an enviable waterside setting.



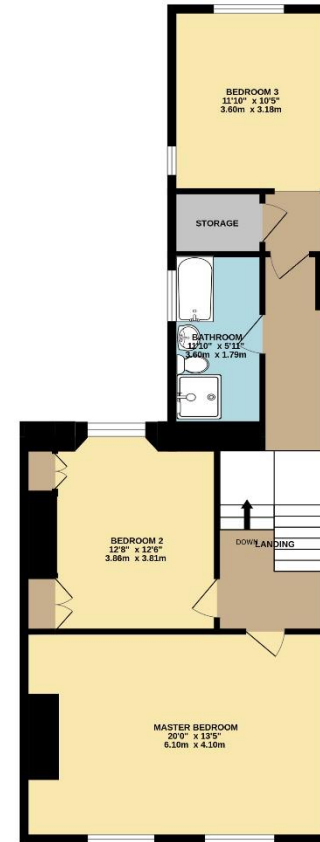
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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.  
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