



LANG TOWN  
& COUNTRY

91 Edith Avenue, St Judes, Plymouth, PL4 8TL

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SALES



# Price £350,000



Welcome to this immaculate and beautifully decorated four-bedroom end-of-terrace house, offering a rare opportunity to acquire a home wider than the standard properties on this sought-after street. This exceptional residence seamlessly blends period charm with contemporary elegance, providing luxurious living throughout.

Upon entering, you are greeted by a charming vestibule featuring a striking original stained glass door, leading into the inviting entrance hall. The spacious lounge, adorned with a bay window and an open fireplace, exudes warmth and character. Flowing through to the elegant dining room, you'll find a chimney breast with a wooden mantel above, creating a perfect ambiance for entertaining.

The hallway continues towards the rear of the house, offering a practical laundry cupboard, a pantry cupboard, and a separate WC. The impressive kitchen/breakfast room at the rear has been thoughtfully upgraded, showcasing a stunning navy immaculate and beautifully decorated with rose gold fittings and a solid counter worktop. High-quality integrated Bosch appliances, including a fridge freezer, dishwasher, and range-style cooker, provide modern convenience. The space naturally extends into the bright and airy breakfast area, complete with bi-folding doors and laid with luxurious LVT flooring.

The first-floor hosts four generously sized double bedrooms, each tastefully decorated and filled with natural light. The luxurious family bathroom is beautifully appointed, featuring a shower over the bath, a stylish wash hand basin, a heated towel rail, and a WC.

Step outside to discover a meticulously designed garden, featuring premium patio stones and convenient outside power. The garden offers access to the remarkable garden room, a versatile space currently utilized as a home gym. With bi-folding glass doors and the potential to be reconfigured back into a garage, this multi-functional room adds another dimension to this extraordinary home. There is also a side pedestrian gate.

This unique property truly offers the best of both worlds—a harmonious blend of timeless elegance and contemporary sophistication. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1754 sq.ft. (162.9 sq.m.) approx.

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