



42 Cedarcroft Road, Beacon Park, Plymouth, Devon, PL2 3JX

Offers Over £300,000

Situated in the highly desirable area of Beacon Park within walking distance to excellent local primary schools, Central Park, Plymouth Life Centre and the Milehouse Park & Ride is this attractive three-bedroom semi-detached house.

This home offers a wonderfully balanced blend of character, warmth, and modern practicality. Brimming with period features—from generous bay windows to well-proportioned rooms—the property has an inviting, timeless appeal.

Upon entering, a welcoming hallway leads into the elegant lounge, bathed in natural light from the front bay window. The adjoining dining room flows effortlessly into a bright conservatory, creating an ideal space for relaxing or entertaining while enjoying views of the garden. The kitchen sits at the heart of the home, offering ample workspace along with space for undercounter fridge and freezer with plumbing for a dishwasher and leads through to a highly functional utility room. A convenient ground-floor WC and space for shoes and coats in the hallway completes the layout of this floor.

Upstairs, three comfortable bedrooms provide excellent flexibility for family living, home working, or guest accommodation. The principal bedroom and second bedroom each benefit from their own bay windows, enhancing the sense of space and character whilst the Master bedroom has the added benefit of fitted wardrobes. A well-appointed family bathroom serves the upper floor and is complete with a shower over the bath, wash hand basin, heated towel rail and WC.

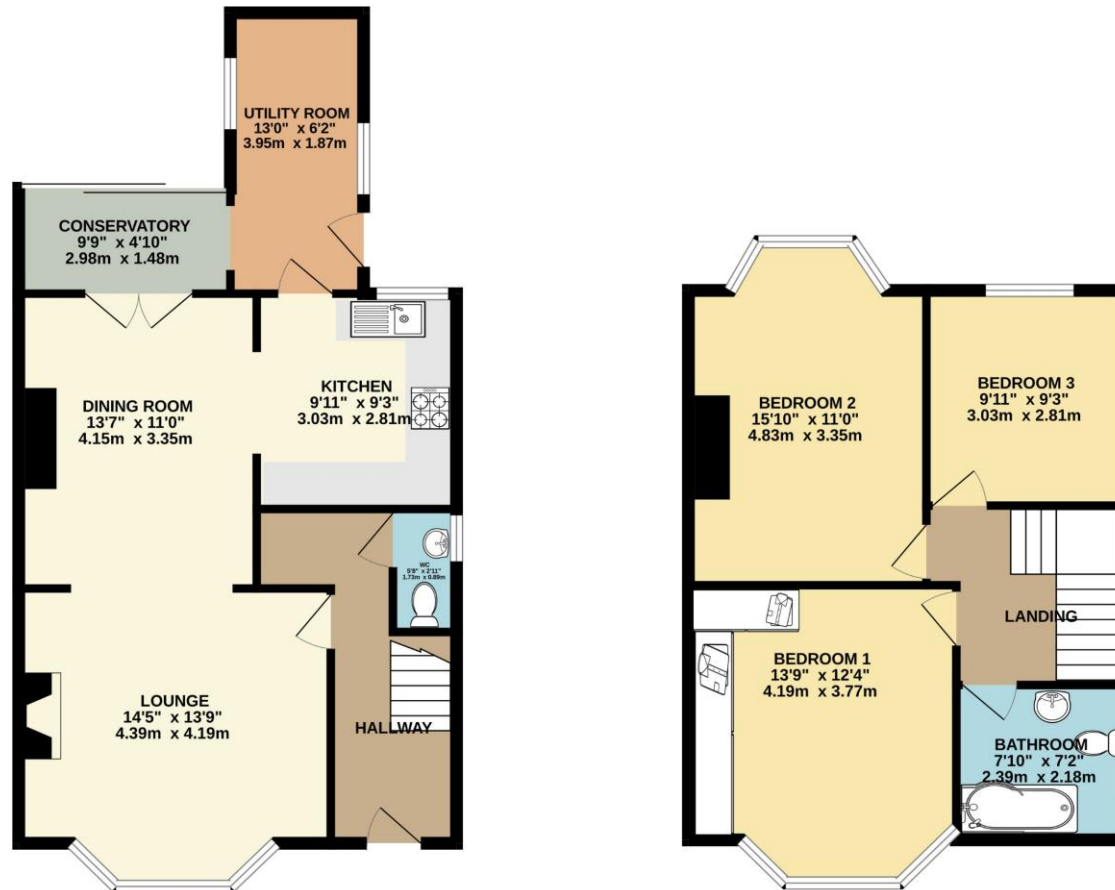
Outside, the property truly comes into its own, to the rear lies a delightful south-westerly facing garden, perfectly positioned to capture afternoon and evening sun—an ideal setting for outdoor dining, gardening, or simply unwinding at the end of the day.

With its thoughtful layout, original charm, and sun filled garden, this is a home that offers both comfort and character in equal measure.



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





TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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