



12 Radford View, Plymouth Price £299,950 Freehold

This well proportioned three bedroom bungalow is tucked away in a delightful cul de sac boasting a stunning private garden and level access in. It comprises; a useful entrance porch offering a spot for coats and shoes, this leads into a spacious entrance hallway. The deceptive lounge is dual aspect making a nice bright and airy room. The modern refitted kitchen/diner offers a lovely space to enjoy an evening of entertaining friends and family with a beautiful outlook out over the rear garden. There are three bedrooms with two boasting fitted wardrobes. There is a fresh shower room and a very useful cellar area. This well presented and spacious bungalow is a real credit to the current owners as no work will be required to move straight into this home. There is an extensive driveway leading to a garage with power and lighting. This high calibre property won't hang around long so book early to avoid disappointment.

0.95%

Min Fee £1200
INCLUDING
VAT



Porch

Accessed via a uPVC DG door you enter a handy entrance porch offering a perfect spot to get in from the rain in the winter months and place wet coats and shoes. There is door leading into the entrance hallway.

Entrance Hallway

This is a spacious area for welcoming in friends and family and offers access to all rooms. There are two deceptive storage cupboards ideal for storing away the ironing board and Hoover. There are two light fittings.

Lounge//Diner

c. 16'5" x 12'10" (5.00m x 3.91m)

This expansive room is absolutely perfect for when all the family are over visiting. It is dual aspect so it is a bright and airy room to enjoy throughout the day. There is a feature fireplace creating a nice focal point to the room and a pleasant outlook out over the pretty cul de sac. There are two radiators and a light fitting to conclude.

Kitchen/Diner

c. 13'11" x 9'10" (4.24m x 2.99m)

This bright and airy kitchen/diner includes a new

white gloss kitchen with plenty of worktop and storage space for those keen cooks out there. There is a delightful outlook out over the private rear garden whilst doing the dishes and access out to a decked area perfect for enjoying a cup of tea of a morning with a newspaper. There is space for a cooker, washing machine, tumble dryer, fridge/freezer whilst there is a sink with drainer integrated. The combi boiler can be found in the corner of the room for easy access. This is a lovely sociable space for enjoying an evening of entertaining friends and family. There is a light fitting.

Bedroom One

c. 11'11" x 9'11" (3.63m x 3.02m)

The master bedrooms much like the rest of this great property offers neutral decor and spacious dimensions to allow an easy move into this home. There is a lovely outlook out over the private and pretty rear garden and there are fitted wardrobes and bedside cabinets. There is a light fitting and a radiator.

Bedroom Two

c. 12'2" x 8'10" (3.70m x 2.69m)

The second bedroom is a perfect guest room again boasting fitted wardrobes and storage allowing you



to move in with minimal furniture. This is ideal for when family come over to stay and offers them a decent proportioned room to feel comfortable. There is a radiator and a light fitting.

Bedroom Three

c. 8'8" x 6'2" (2.64m x 1.87m)

The final bedroom could be utilised as a home office like the current owners or could be put to a hobby room or dining room. There is an open outlook over the cul de sac and neutral decor. There is a light fitting and a radiator.

Shower Room

The fresh shower room has been tastefully refitted to include a larger than average shower cubicle with a shower inset. There are vanity units with a low level wc inset and a wash hand basin. There is a towel heater for getting your towels toasty on a cold winters morning and a light fitting concludes.

Cellar

Accessed from the rear garden is a useful cellar area perfect for storing away the garden furniture in the winter months and offers easy access to under the bungalow if any maintenance is required.

Outside

The rear garden is a tranquil and pretty space where the current vendors have created a lovely space to sit and out and enjoy a peaceful outlook whilst enjoying a cup of tea or spot of lunch. There is a decked area straight out from the kitchen this flows into a patio area which offers side access into the garage with power and lighting. There is a slope leading to a further patio area and stretch of lawn all framed by pretty flowers and foliage. There is a private driveway running down the side of the property offering off road parking for two cars. The front garden is enclosed by a stone wall and full of mature shrubs.



Ground Floor

Approx. 78.1 sq. metres (840.6 sq. feet)



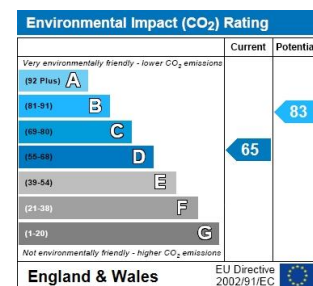
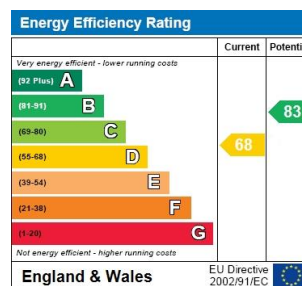
Total area: approx. 78.1 sq. metres (840.6 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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