



## Dudley Road, Plympton

- WELL PRESENTED THREE BEDROOM SEMI DETACHED
- SAT ON A CORNER PLOT WITH POTENTIAL FOR A SIDE EXTENSION SUBJECT TO SUITABLE CONSENT
- PRIVATE & LOW MAINTENANCE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH LOUNGE/DINER
- MODERN KITCHEN & BATHROOM



Offers in the Region of £265,000

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This stunning three bedroom semi detached home, beautifully decorated with sleek lines and contemporary decor, is nestled on a desirable corner plot. Perfectly positioned close to commuter links, excellent schools, local amenities, and scenic walks around Saltram, this property is an ideal family haven.

As you step inside, you're greeted by a welcoming entrance hallway that flows seamlessly into both the modern kitchen and the spacious lounge/diner. This inviting space is perfect for entertaining guests or for relaxing evenings with loved ones. The natural flow continues into a generous conservatory/family room, offering a fantastic play area for children or an additional reception space ideal for evening drinks and social gatherings.

The conservatory opens out onto a low maintenance, level, and private rear garden, providing the perfect setting for summer BBQs and outdoor entertaining. A side area offers convenient storage, and a gate leads to the driveway, ensuring easy access.

Upstairs, you'll find two well proportioned double bedrooms, both with fitted storage, alongside a light and airy single room, perfect for a child's bedroom or home office. The modern bathroom is a true highlight, offering a sleek and relaxing space for both fun filled splashing and quiet soaks.

With its ample potential for a side extension or the addition of a garage or work from home space (subject to the necessary consents), this home offers flexibility to grow with your family's needs.

Don't miss the opportunity to make this charming property your own – a wonderful family home with style, space, and a fantastic location!

## Ground Floor

### Entrance Hallway

You enter this lovely home into a welcoming entrance hallway which offers plenty of room for greeting guests and offering a spot for coats and shoes. There is access into the lounge/diner and into the kitchen and a staircase ascends to the first floor with storage cupboards below.

### Lounge/Diner

The lounge/diner is an impressive space with lovely contemporary and stylish tones to enable an easy move into this property. The lounge area is nicely defined and there is a lovely feature wall with a fireplace which really makes this a cosy space to retreat to of an evening. There is an open flow into the dining area which makes this a great entertaining space.

### Conservatory

This is a great addition and links the lounge/diner with the kitchen making it a great spot for evening drinks and nibbles with friends or a great play space for the kids. There is also access out to the low maintenance garden from here.

### Kitchen

The kitchen has been refitted to offer a sleek and modern space to enjoy cooking in. There is an integrated sink with drainer, oven, hob, extractor, microwave, dishwasher, fridge/freezer and then there is space for a washing machine.

## First Floor

### Landing

The landing offers access to all first floor rooms and into the loft.

### Bedroom One

Located at the front of the property this bright and airy bedroom has been tastefully decorated and boasts the feature panelled wall which everyone loves and a run of fitted wardrobes. This would be a calm and serene space to retreat to after a long day.

### Bedroom Two

This is another double room perfect as a guest space or teenagers den and includes a fitted wardrobe as well as space for a dressing table and double bed. There is a lovely green outlook out over the rear garden from here.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		82
B (81-90)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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