



## 111 Beverston Way

Widewell, Plymouth, PL6 7EF

**Offers Over £290,000**



A beautifully presented semi-detached family home with off-road parking for a couple of vehicles on the brick paved drive & to the fore of the garage. The accommodation comprises of entrance hall, modern kitchen, open-plan lounge/diner with French doors out the garden, 3 bedrooms & a well appointed family bathroom. To the rear is a fantastic sized rear garden with a large decked area overlooking the large lawn.



BEVERSTON WAY, WIDEWELL, PLYMOUTH, PL6 7EF

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the entrance hall.

ENTRANCE HALL 12'10" x 2'11" (3.93 x 0.9)

Staircase rising to the first floor landing. Doorway opening to the lower ground floor & doorway opening to the kitchen. Laminate wood flooring.

KITCHEN 9'7" x 6'11" (2.94 x 2.13)

Attractive matching base & wall mounted units to include integrated twin oven, fridge/freezer & space for a dishwasher. Roll edge laminate work surfaces have inset 4 ring gas hob with extractor hood over & stainless steel sink unit with mixer taps. White brick-style tiled splash-back. uPVC double-glazed window to the front. Ceiling spotlights. Laminate wood flooring.

LOWER GROUND FLOOR

LOUNGE/DINER 19'1" x 11'6" (5.84 x 3.51)

A couple of steps lead down to the lounge/diner. Ample space for sofas & dining table. Door to under-stairs storage cupboard. uPVC double-glazed French door & windows either side opens to the rear garden. Ceiling spotlights. Laminate wood flooring.

HALF LANDING

Contemporary upright wall mounted radiator. Staircase rising to the first floor landing. Doors leading to bedrooms 2 & 3.

BEDROOM TWO 11'8" x 8'9" (3.56 x 2.69)

Decorative wall panelling to one wall. uPVC double-glazed window overlooking the rear garden.

BEDROOM THREE 8'9" 9'11" (2.67 3.03)

Decorative panelling to walls to dado height. uPVC double-glazed window overlooking the rear garden.

FIRST FLOOR LANDING

uPVC double-glazed window to the side. Dado rail. Access hatch to roof void. Doors leading to bedroom 1 & bathroom.

BEDROOM ONE 12'9" x 10'5" maximum (3.91 x 3.18 maximum)

Fitted wardrobes running along one wall. Ceiling spotlights. uPVC double-glazed window to the front.

BATHROOM 8'1" x 5'5" (2.47 x 1.66)

Matching white suite of L shaped bath with central taps & fitted shower over with dual shower heads both rainfall & handheld. Wall mounted wash hand basin inset into white high gloss vanity storage cupboards below. Close coupled wc. Tiled walls & floor. Chrome heated towel rail. 2 obscured uPVC double-glazed window to the front. Ceiling spotlights. Extractor fan.

OUTSIDE

The property is approached via a large brick paved driveway which allows off-road parking for 2 vehicles. A paved path leads to the front door. A wooden gate gives access to the rear garden. Twin doors open to the garage.

GARAGE 16'0" x 8'2" (4.89 x 2.49)

Plumbing for washing machine. Space for a tumble dryer & fridge/freezer. Light & power available.

GARDEN

To the rear is a fantastic sized rear garden with a large decked seating area providing a lovely vantage point over the garden. The main garden is laid to lawn with a raised flower bed border to one side. Boundaries are a wood panel fencing. Access gate to the rear. Purpose built shed. Side access.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

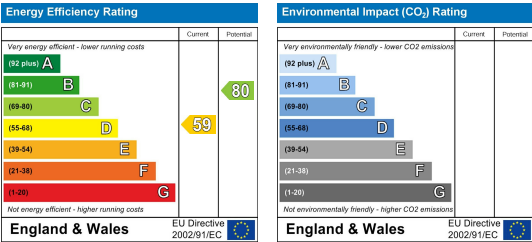
Area Map



Floor Plans



Energy Efficiency Graph



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