



18 Lopes Road

Milehouse, Plymouth, PL2 3DZ

Guide Price £400,000



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LOPES ROAD, MILEHOUSE, PLYMOUTH, PL2 3DZ

GUIDE PRICE £400,000 - £420,000

LOCATION

Found in this popular, established, residential area of Milehouse bordering on Beacon park with local services & amenities to hand. The position convenient for access into the city & close by connection to major routes in other directions.

SUMMARY

A semi-detached house which is believed to have been built in 1930s. Comprehensively refurbished over the last 5 years. The accommodation comprises an entrance lobby, wide hall, lounge, 29ft large modern kitchen/dining room, utility room & wc on the ground floor. There are 3 good-sized bedrooms & a well appointed family bathroom on the first floor. A spacious garden room & delightful landscaped rear garden with patio & astro-turf area. A private drive with off-road parking & garage. Viewing recommended for this beautifully presented home.

SPECIFICATION

A semi-detached house which is believed to have been built in 1930s. Comprehensively refurbished over the last 5 years. Externally with new roof covering, Zinc cladding, new quality double-glazed aluminium frames windows, extension to the rear providing for a spacious kitchen signed off with building regulations & planning approval. Newly laid tarmac drive with parking across the front. The drive owned by this property & the neighbouring property have the right of way to access their garage. New Worcester boiler services the central heating & domestic hot water.

ACCOMMODATION

Spacious light & airy accommodation. On the ground floor a generous-sized entrance lobby opening into the reception hall with staircase rising to the first floor. Useful under-stairs storage cupboards, one housing the Worcester boiler which services the central heating & domestic hot water. Good-sized front set lounge with feature chimney breast with double sliding glazed doors opening to the large fitted kitchen/dining room. The kitchen with integrated appliances including AEG 4 ring electric hob, Zanussi microwave & Zanussi oven, a large central island/breakfast bar incorporating AEG dishwasher & under-mounted sink with hot water tap. Utility room with space for a washing machine & tumble dryer, then into the downstairs wc.

At first floor level a landing with window to the side giving access to 3 good-sized bedrooms, 2 being large doubles, the front bedroom having fitted wardrobes & a master bedroom to the rear with a range of built-in storage including wardrobes & cupboards. A well appointed family bathroom with separate bath, wash hand basin, wc & separate shower.

The property has good parking facilities on the private tarmac drive which is wholly owned by this property. The neighbouring property has a right of way to crossover & access their garage. Additional parking across the front of the property. To the rear a delightful, landscaped, enclosed back garden allowing good privacy with fencing to the boundaries. Wide paved patio next to the property ideal for Alfresco entertaining. Artificial lawn & patio beyond. To the side a large garden room. The garden room serviced with tri-fold & double-glazed window.

GROUND FLOOR

ENTRANCE LOBBY
7' x 6'1 (2.13m x 1.85m)

HALL
5'10 wide (1.78m wide)

LOUNGE
13'10 x 12'4 (4.22m x 3.76m)

KITCHEN/DINING ROOM
23' x 14'4 maximum (7.01m x 4.37m maximum)

UTILITY ROOM
6'1 x 3'10 (1.85m x 1.17m)

WC

FIRST FLOOR

LANDING

BEDROOM ONE
13' x 9'10 floor area, 12' maximum (3.96m x 3.00m floor area, 3.66m maximum)

BEDROOM TWO
13'9 x 10'2 (4.19m x 3.10m)

BEDROOM THREE
9'5 x 8'2 (2.87m x 2.49m)

BATHROOM
9'3 x 6'2 (2.82m x 1.88m)

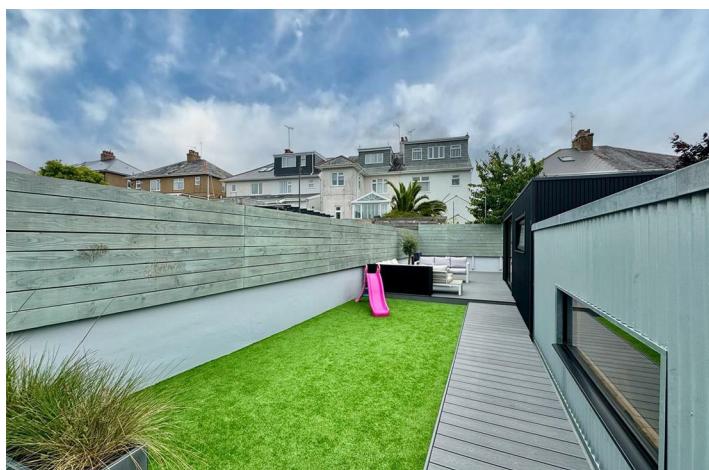
GARAGE
16'2 x 11'6 (4.93m x 3.51m)

GARDEN ROOM
20' x 10' (6.10m x 3.05m)

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

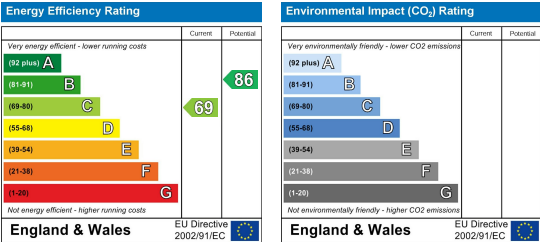


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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