



College Avenue, Plymouth PL4 7AL

welcome to

College Avenue, Plymouth

*** NO CHAIN ***

A fantastic opportunity to purchase a FIVE bedroom home with front and rear GARDENS, secured GATED ENTRANCE, Parking for multiple vehicles, Master ensuite with a walk in wardrobe, with multiple period features through out. Viewings Advised!!



Entrance Porch

Composite double glazed door entrance, space for coats/shoes and door to the hallway.

Entrance Hall

A spacious hallway with immediate access to the reception room, stairs to first floor and further hallway leading down to the shower room and dining room with a radiator.

Lounge

18' 4" max x 14' 1" max (5.59m max x 4.29m max)

A spacious living space with period features and double glazed windows to front elevation, fireplace with surround and option for gas connection to be put back into place, radiator and doors to the dining room.

Dining Room

13' 1" max x 11' 9" max (3.99m max x 3.58m max)

Patio doors leading to the rear courtyard, tiled flooring and door to the kitchen.

Reception Room

21' 7" max x 14' 5" max (6.58m max x 4.39m max)

A large reception room with period features and ceiling rose, corner bar, double glazed bay windows to front elevation with a radiator and steps up to the study with access leading to the rear courtyard.

Study

7' 3" x 11' 9" (2.21m x 3.58m)

Double glazed window and door to rear courtyard and radiator.

Kitchen

9' 7" max x 12' 8" max (2.92m max x 3.86m max)

A fitted kitchen with wall and base units with worktop space, splashback tiles, sink drainer and double glazed window to side elevation. Space for a washing machine, dish washer, range cooker and fridge freezer. Door leading to the utility room.

Utility Room

16' 3" x 5' 2" (4.95m x 1.57m)

Worktop space with wall units, sliding door to the rear courtyard and a skylight.

Ground Floor Shower Room

Walk in shower, WC and vanity sink with a double glazed obscure window to rear elevation.

First Floor Landing

Access to the gym/bedroom 5, step up to the master bedroom leading to the ensuite and walking wardrobe,. Additional steps from the landing leading to bedrooms 2,3 and 4 with loft access.

Bedroom 1

13' 3" max x 12' 8" max (4.04m max x 3.86m max)

Double glazed window to side elevation, radiator, fitted wardrobe and door leading to the ensuite and walk in wardrobe.

Ensuite

A fantastic sized ensuite with a separate walk in wardrobe. The ensuite consists of a bath with mains shower, vanity WC and sink unit with a radiator and double glazed obscure window to side elevation.

Bedroom 2

13' 6" max x 18' 2" max (4.11m max x 5.54m max)

Double glazed window to front elevation, radiator and fitted wardrobes.

Bedroom 3

15' 5" max x 17' 9" max (4.70m max x 5.41m max)

Double glazed window to front elevation and radiator.

Bedroom 4

9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed window to front elevation and radiator.

Bedroom 5/Gym

11' 7" x 7' 1" (3.53m x 2.16m)

Double glazed window to rear elevation and radiator.

Shower Room

A WC, pedestal sink, walk in mains shower, radiator and double glazed obscure window to rear elevation.

Front Garden

A beautiful south facing front garden with a large seating area to soak in the sun, with steps down to plant beds, pond and off road parking for multiple vehicles. The property also benefits from a bike shed beneath the seating area with electric fob remote access.

Rear Courtyard

Patio slabs with doors leading to the utility room, dining room and study. A door to rear elevation leading to the shed with power and lighting with access to the rear service lane.



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welcome to

College Avenue, Plymouth

- Period Features Throughout
- South Facing Front Garden
- Parking For Multiple Vehicles
- Secure Bike Shed
- Five Bedrooms

Tenure: Freehold EPC Rating: D

offers in the region of

£550,000



Total floor area 204.7 m² (2,204 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foxagent.com



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Property Ref:
MUP107961 - 0005

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