



**Dudley Road, Plymouth PL7 1RZ**



**welcome to**

## **Dudley Road, Plymouth**

\*\*\* WELL PRESENTED FAMILY HOME \*\*\*

A fantastic opportunity to purchase this THREE BEDROOM, SEMI-DETACHED home in PLYMPTON! This property boasts a GENEROUS GARDEN, with a 'BAR AREA' and DECKING AREA to the rear. Also benefiting from a SHARED DRIVEWAY, with a GARAGE and a STUNNING MODERN KITCHEN!



### Entrance Hall

Modern high security front door entrance, hallway with radiator, doors to the lounge and kitchen with stairs to the first floor.

### Lounge/Diner

11' 10" max x 22' 9" max ( 3.61m max x 6.93m max )

A spacious lounge with electric fireplace and surround, space for a dining table, double glazed picture window to the front and sliding door to the conservatory.

### First Floor Landing

Access to all three bedrooms, bathroom and double glazed window to side elevation with loft access.

### Kitchen

9' 5" x 7' 3" ( 2.87m x 2.21m )

A modern kitchen with wall and base units, integrated fridge freezer, washing machine oven and induction hob with hood. Double glazed french window to rear elevation and door to garden.

### Bedroom 1

12' 4" max x 12' 1" max ( 3.76m max x 3.68m max )

Double glazed picture window to front elevation, radiator and storage cupboard housing the boiler.

### Bedroom 2

10' x 10' 7" ( 3.05m x 3.23m )

Double glazed window to rear elevation and radiator.

### Bedroom 3

6' 10" x 7' 6" ( 2.08m x 2.29m )

Double glazed window to front elevation.

### Bathroom

A bath with electric shower, pedestal sink, WC, radiator and double glazed obscure window to rear elevation.

### Front Garden

A level front lawn with wall surround, shared driveway access and steps up to the front door.

### Rear Garden

A well maintained rear garden with composite decking area to bottom and top, with lawn and bar area with composite fencing surround.

### Garage

Situated to the rear of the shared driveway.



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## welcome to Dudley Road, Plymouth

- Three Bedrooms
- Semi-detached
- Shared Driveway
- Garage
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

offers over  
**£260,000**



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.focalagent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PYP104182 - 0005

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