



**Kings Road, Higher St. Budeaux Plymouth PL5 2PF**

**welcome to**

**Kings Road, Higher St. Budeaux Plymouth**

Looking for the perfect family home, this one is not to be missed! A three bedroom semi detached situated in a highly popular residential road, close to local amenities and the A38 Expressway. With an extended kitchen, Sun room, Utility room, Garage and Driveway this is simply a must see!



### **Front Driveway**

Parking for two vehicles

### **Entrance Porch**

Upvc side entrance door, Italian style tiled flooring, Double glazed window to the front elevation.

### **Entrance Hall**

Upvc entrance door, Italian style tiled flooring, Double glazed window to the front elevation, Under stair storage cupboard housing gas meter, Stairs to 1st floor.

### **Lounge**

12' 4" x 11' 9" ( 3.76m x 3.58m )

Double glazed bay window to the front elevation, Radiator, Gas feature fire with surround and hearth.

### **Kitchen**

19' 10" x 11' 4" ( 6.05m x 3.45m )

Double glazed window to the side elevation, A range of over and under high gloss storage units, Square edge worktops, 1 1/2 bowl sink drainer, Splashback tiles, Radiator, Spotlights, Opening to sun room, door access to utility room.

### **Utility Room**

9' x 9' 7" ( 2.74m x 2.92m )

Double glazed window to both the side and rear elevation. Over and under high gloss storage units, Square edge worktop, Space for washing machine, tumble dryer, dishwasher and large fridge freezer. Door to downstairs WC.

### **Downstairs Wc**

Obscure double glazed window to the rear elevation, Low level WC, Vanity wash basin, heated towel rail, Wall mounted storage unit.

### **Sun Room**

9' 7" x 9' 4" ( 2.92m x 2.84m )

Double glazed window to the rear elevation, Upvc patio doors to the rear garden, Velux window, Spotlights, Vertical radiator.

### **Bedroom 1**

10' 11" plus bay x 11' 11" ( 3.33m plus bay x 3.63m )

Double glazed bay window to the front elevation, Radiator, Plain plastered walls and ceiling.

### **Bedroom 2**

11' 2" x 11' 10" ( 3.40m x 3.61m )

Double glazed window to the rear elevation, Radiator, Plain plastered walls and ceiling.

### **Bedroom 3**

7' 1" x 7' 8" ( 2.16m x 2.34m )

Double glazed window to the front elevation, Radiator, Plain Plastered walls and ceiling.

### **Front Garden**

Paved driveway for two vehicles. Garage.

### **Garage**

Upvc door to the front, Upvc window to the front, Side door access, Power and lighting, Workbench, Storage units.



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## Kings Road, Higher St. Budeaux Plymouth

- THREE BEDROOM SEMI DETACHED
- EXTENDED KITCHEN
- SUN ROOM AND UTILITY ROOM
- IMMACULATE IN PRESENTATION THROUGHOUT
- DRIVEWAY FOR TWO VEHICLES

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**



Total floor area 108.4 m<sup>2</sup> (1,167 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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