



Queens Road, Higher St. Budeaux Plymouth PL5 2NW

welcome to

Queens Road, Higher St. Budeaux Plymouth

This stunning and spacious three bedroom home boasts beautiful far reaching countryside views to the rear elevation and a fantastically sized rear garden with both enclosed seating and lawned area. There is a spacious kitchen diner in addition to the bright and airy lounge diner.



Entrance Porch

Double glazed upvc door to the front elevation, double glazed window to the front elevation, partly obscured double glazed windows to both side elevations. Tiled flooring.

Entrance Hall

Double glazed obscured door to the front elevation, radiator, understairs storage, door to downstairs WC, door to lounge and kitchen/breakfast room. Carpeted flooring.

Downstairs Wetroom

Obscured double glazed window to the side elevation, wash hand basin, low level WC, electric shower, partly tiled, radiator.

Lounge

15' 2" Plus Bay x 9' 2" MAX (4.62m Plus Bay x 2.79m MAX) Partly obscured double glazed bay window to front elevation, radiator, gas fire with surround, double glazed french doors to the rear elevation leading out to raised patio area, (Bistro seating area). Television point, carpeted flooring.

Kitchen/Breakfastroom

14' 11" MAX x 9' 7" (4.55m MAX x 2.92m) Large double glazed window to the rear with garden view, fitted kitchen with wall and base level units, integrated gas hob with cooker hood over and integrated electric oven. Stainless steel sink drainer with mixer tap over, space and plumbing for washing machine, space for fridge freezer, radiator, central heating boiler, obscured double glazed door to side elevation looking out to rear garden.

Landing

Obscured double glazed window to front elevation, sizeable built in storage cupboard with shelving within, carpeted flooring.

Master Bedroom

15' 2" x 9' 1" MAX (4.62m x 2.77m MAX) Large partly obscured double glazed window to front elevation, double glazed window to rear elevation

with beautiful countryside views, radiator.

Bedroom Two

9' 10" 7 x 7' 9" Plus door recess (3.00m 7 x 2.36m Plus door recess) Large double glazed window to rear elevation with stunning countryside views, radiator, telephone and tv point. Carpeted flooring. Single glazed window to front elevation.

Bedroom Three

8' 7" MAX x 6' 10" MAX (2.62m MAX x 2.08m MAX) Partly obscured double glazed window to the side elevation. Radiator, carpeted flooring.

Bathroom

Obscured double glazed window to the side elevation, bath with mixer taps and shower attachment. Low level WC, wash hand basin. Wall mounted mirror, radiator, access to loft space, partly tiled.

Rear Garden

Initial raised patio bistro seating area with steps leading down to a fantastically sized rear garden that's mainly laid to lawn with pretty and mature plant and shrubs. Washing line, gated side access.

Parking

There is easy on street parking and potential for a private driveway subject to planning.



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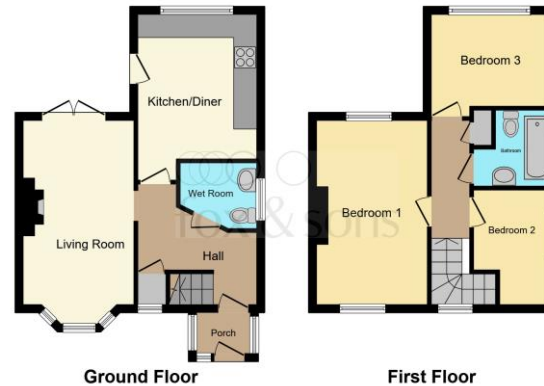
Queens Road, Higher St. Budeaux Plymouth

- NO ONWARD CHAIN
- COUNCIL TAX BAND - B
- FANTASTICALLY SIZED AND ENCLOSED REAR GARDEN
- STUNNING FAR REACHING COUNTRYSIDE VIEWS
- HIGHLY SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



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.foxagent.com



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