



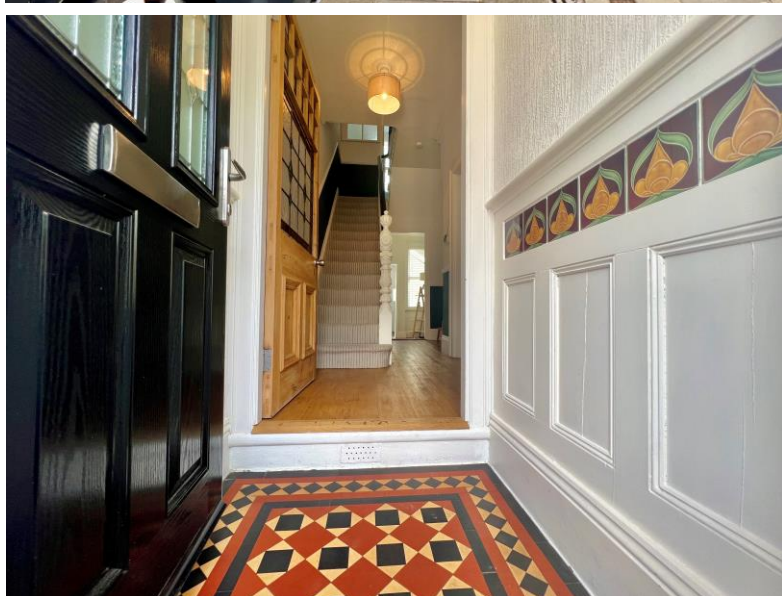
Falcon

01752 600444

10 Wembury Park Road

Peeverell, Plymouth, PL3 4NG

Guide Price £300,000-£325,000





In Brief

Simply stunning 3 bedroomed family home with bags of character, gorgeous garden

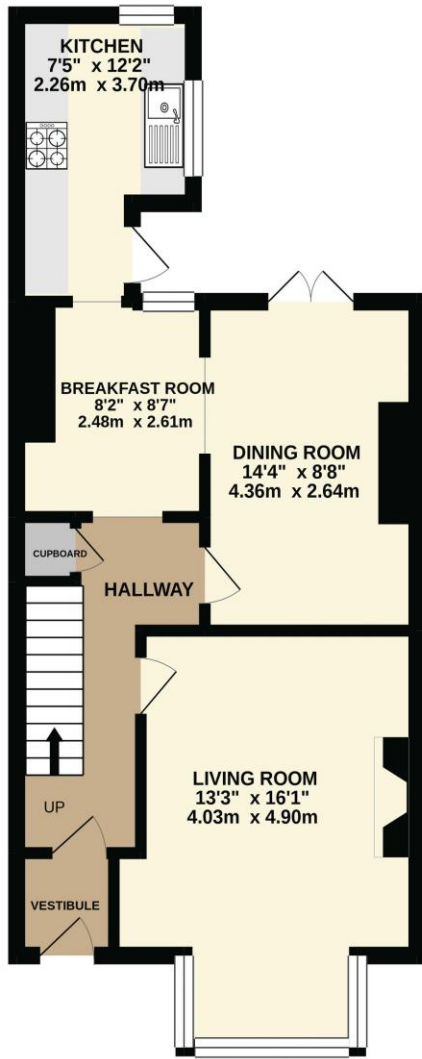
| | | | |
|------------------------|---|--------------------|-------------------|
| Reception Rooms | Fabulous living room, separate dining room & breakfast room | Parking | On street parking |
| Bedrooms | 3 Bedrooms | Council Tax | C |
| Heating | Gas central heating | | |
| Area | 1015 Sqft | | |
| Tenure | Freehold | | |

Description

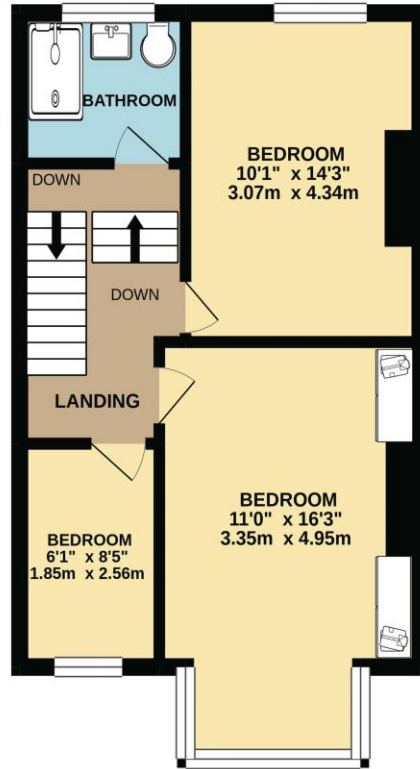
Located in this exception residential area and in one of the most sought after roads is this simply beautiful 3 bedroom family home. The house is presented to an extremely high standard with a bags of character and modern features that work really well together. The property has been vastly improved in recent years including a new kitchen and shower room, along with extensive redecorating throughout, while the garden has been completely landscaped to create a fantastic sunny area in which to entertain. The house is positioned just a short distance from Central Park with its woodland walks, play areas and a cafe. A path leads up to the front door leading into an entrance vestibule, immediately there is a feel of character with a gorgeous stained-glass door and tiled flooring. To the front of the property is the living room with a bay window, high ceilings and a feature fireplace. There is a separate dining room with original cupboards set within the alcoves and here from double doors lead out to the garden. Also on the ground floor is a useful breakfast room with access into the kitchen and dining room. The kitchen has been fitted with a gorgeous shaker style kitchen with a mixture of light and dark grey offering a modern twist. There is a selection of base units with work surfaces over, as well as additional wall mounted units for further storage. Integrated appliances include a fridge/freezer, dishwasher, and a low-level oven. A door from the kitchen leads out to the garden. On the first floor there are three bedrooms with two spacious double bedrooms and a third single bedroom. While the main bedroom has the benefit of fitted 'sharps' wardrobes and a bay window to the front. The shower room has been fitted with a stylish suite comprising of a WC, wash hand basin and a separate shower cubicle with a rainfall shower over. Externally there is a small area of garden to the front and an original tiled path leading to the front door. The rear garden has undergone a significant amount of work and has been landscaped to create a fantastic area for families with a composite decked area of garden leading down to two split areas, one which has been fitted with artificial grass while the other with stone chipping. A path leads down to the end of the garden and a gate leading out to the service lane. This truly is beautiful example of a Peverell family home with numerous character features and has been stylishly presented throughout to create a modern but characterful family home. A must view property.

Floor Plans

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

