



Falcon

01752 600444

52 Albert Road

Stoke, Plymouth, PL2 1AE

£400,000 - £425,000



In Brief

Albert Road, Stoke, Plymouth. Fabulous, property over 4 floors, incredibly stylish, gorgeous sunny garden, Double GARAGE

Reception Rooms	large living room plus dining room plus second living area on garden level floor		
Bedrooms	3 Double bedroom		
Heating	Gas central heating	Parking	Double garage
Area	2190 Sq Ft	Council Tax	B
Tenure	Freehold		

Description

Located in this established and highly sought residential area is this stunning 3 double bedroomed period family home arranged over 4 floors. You approach the house through a pedestrian gate set within the original stone garden wall, a foot path takes you up along side the garden to the front door. Off the reception hallway you have a wonderful living room with a wood burner as a focal point. The room opens into a dining room / home office which has door into the garage. The staircase leads down to the lower ground floor, garden level where you have a hallway / utility area and a w/c. The kitchen is beautifully fitted with a particularly stylish range of units with an integral oven and hob. The room opens into the second living room / dining room which has a contemporary fitted wood burner as a focal point plus double opening doors to the garden, the sun really does flood in to this room! Off the first floor landing there is a w/c on the half landing and then two double bedrooms off the main landing. The family bathroom is stylishly fitted with a contemporary suite with a shower over the bath with a door onto both the landing and into the second bedroom acting as an en-suite. The second bedroom itself is again beautifully sunny with a door opening to a Juliet balcony taking in the best of the outlook over the garden. Off the top landing there is the main bedroom which has a dressing area plus a stylish ensuite. There are full length bifold doors that open up brilliantly allowing the sun and light in and giving access onto the beautiful balcony. From here you have an incredible outlook over neighbouring rooftops and you can even see the River Tamar. The property comes with gas central heating and upvc double glazing. The main garden is south facing and to the front with a good sized lawned area plus some beautiful patio areas. A Double garage is attached at the back of the house. This really is a truly exceptional property within close proximity to numerous shops, schools and facilities along with Central park and the city center being close to hand.

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Floor Plans

Size sq.m. (sq.ft.) approx.

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.7 sq.m.) approx.

2ND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 2190 sq.ft. (203.4 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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