



## Asking Price £415,000

Located in the heart of Pennycomequick and just a short walk from Plymouth train station and city centre, this superb four-bedroom semi-detached home offers versatile and generously proportioned accommodation across three floors — ideal for the growing family. The ground floor features a large bay-fronted lounge with feature fireplace, an elegant dining room, and a bright conservatory overlooking the rear garden. The adjacent kitchen is traditionally styled and well-positioned for everyday living and entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms and a spacious family bathroom with both bath and walk-in shower. The converted loft on the second floor presents an impressive primary bedroom with characterful beams and Velux-style windows. Outside, the home boasts a good-sized rear garden, and to the front, a driveway offers off-road parking for two cars. One standout feature is the huge under-conservatory storage space, ideal for bikes, tools or even a home gym setup.

Offered in well-presented condition with gas central heating and uPVC double glazing throughout, this attractive home combines period charm with modern convenience, making it a must-see for families wanting to settle in this highly sought-after central location.

## Whittington Street, Pennycomequick, PL3 4EH

### Entrance Hallway

A welcoming entrance with staircase rising to the first floor. Decorative coving, ceiling rose and traditional architraves set the tone for the home's character and space.

**Lounge** – 4.72m x 4.67m (15`6" max x 15`4" max) A beautifully spacious reception room with large uPVC double-glazed bay window flooding the space with natural light. A stunning feature fireplace with ornate surround takes centre stage, with alcove shelving and ample room for comfortable seating. Finished with coving, dado rails and a central ceiling rose with pendant lighting.

### Dining Room – 4.04m x 4.60m (13`3" x 15`1")

Ideal for entertaining, this formal dining room boasts laminate flooring, decorative corning and French doors opening into the conservatory. An open archway leads directly into the kitchen, promoting a natural flow through the home.

### Kitchen – 3.07m x 3.38m (10`1" x 11`1")

A traditionally styled fitted kitchen with a range of cream panelled base and wall units, tiled splashbacks and wood-effect worktops. Includes a built-in double oven and hob with extractor, stainless steel sink beneath a uPVC window, and tiled-effect flooring. Appliances seen in the photo such as washing machine and dishwasher are not included.

### Conservatory – 3.76m x 3.00m (12`4" x 9`10")

A superb additional living space with views across the garden and direct access outside via French doors. Double glazed on all sides with a vaulted polycarbonate roof and wood-effect laminate flooring – perfect as a sunny sitting room or children's playroom.

### Bedroom Two – 3.66m x 3.89m (12`0" x 12`9")

A generous double bedroom with uPVC window to rear, neutral decor, carpet flooring and ample space for wardrobes.

### Bedroom Three – 3.99m x 3.99m (13`1" x 13`1")

Another large double with twin uPVC windows to the front aspect, recessed shelving, and coved ceiling details.

### Bedroom Four – 3.71m x 2.84m (12`2" x 9`4")

A bright and airy fourth bedroom, ideal as a nursery, home office or single room.

### Family Bathroom

Fitted with a four-piece suite including a panelled bath with tiled surround, separate walk-in shower, WC and wash basin. Finished with half-height wood-effect panelling and a frosted uPVC window for natural light.

### Bedroom One (Loft Room) – 5.61m x 5.44m (18`5" x 17`10")

A superb principal bedroom converted from the loft, with exposed beams, twin skylight windows and eaves storage. Carpeted flooring, pendant lighting and an electric wall heater add comfort to this large retreat.

### Front

A generous brick-paved driveway offers off-road parking for at least two vehicles.

### Rear Garden

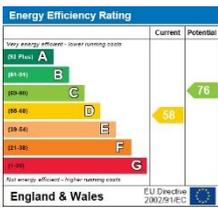
A good-sized lawned garden enclosed by stone walling and hedgerow, with patio steps leading down to a substantial under-conservatory storage area – ideal for outdoor gear or potential workshop use.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



First Floor



Second Floor

Ground Floor

First Floor

Second Floor

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

