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Mary Dean Avenue
Tamerton Foliot PLYMOUTH

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for sale offers in excess of
£220,000



Property Description

A well-presented three-bedroom family home offering spacious and versatile accommodation throughout. The property benefits from a modern fitted kitchen to the front, a generous living room, and an impressive conservatory/garden room to the rear, creating excellent space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with extensive fitted wardrobes and built-in storage, together with a contemporary shower room.

Externally, the property enjoys a private enclosed rear garden with a patio area adjoining the conservatory, a lawned garden with mature trees and shrubs, and a secluded seating area, providing an ideal space for relaxing and outdoor entertaining.

Situated in a popular residential location close to local amenities, schools and transport links, this attractive home is perfectly suited to families and professionals alike.

Front Of House

The property features a welcoming entrance porch leading into the main accommodation. Externally, the home enjoys an enclosed front garden with mature shrubs and planting, providing an attractive approach to the property. A pathway leads to the front entrance, while side access offers additional convenience.

Hallway

Built-in under-stair storage cupboard. White radiator.

Lounge

16' 5" x 12' 4" (5.00m x 3.76m)

The room benefits from neutral décor and a large rear-facing aspect, with glazed double doors and surrounding windows allowing an abundance of natural light to flow through. The room seamlessly connects to a conservatory or garden room beyond, creating an ideal space for relaxing or entertaining guests. A contemporary vertical radiator completes the modern finish.

Conservatory

12' 1" x 9' 1" (3.68m x 2.77m)

A superb addition to the home, this bright and versatile conservatory provides an excellent space for both relaxation and entertaining. Flooded with natural light from two impressive roof lantern windows and extensive glazing, the room enjoys an airy and spacious feel throughout. French-style doors open directly onto the rear patio and garden, creating a seamless transition between indoor and outdoor living.

Kitchen

11' 9" x 10' 4" (3.58m x 3.15m)

A range of matching wall and base units with worktops above. Space for American-style fridge freezer. Space for washing machine and additional appliances. Inset ceiling spotlights. Stainless-steel sink and drainer with dual mixer tap sits beneath the window. Double-glazing window to the front elevation.

Cooker point.

Bedroom 1

12' x 9' 2" (3.66m x 2.79m)

Double-glazing window to the rear elevation. White radiator sits beneath the window.

Bedroom 2

11' 9" x 8' 11" (3.58m x 2.72m)

Bespoke built-in furniture incorporates wardrobes, overhead cupboards, shelving and a useful dressing table/study area. Double-glazing window to the front elevation. White radiator sits beneath the window.

Bedroom 3

8' 10" x 6' 11" (2.69m x 2.11m)

Double-glazing window to the rear elevation. White radiator sits beneath the window.

Shower Room

7' 1" x 5' 2" (2.16m x 1.57m)

A stylishly appointed and contemporary shower room fitted with a modern white suite. The room comprises a large walk-in shower enclosure with glazed screen and rainfall shower head, complemented by a vanity wash hand basin with useful storage beneath and a low-level WC. Obscured double-glazing window to the front elevation.

Rear Garden

A private and enclosed rear garden offering an excellent outdoor space for relaxing, entertaining and family enjoyment. A paved patio directly adjoins the conservatory, creating the perfect setting for al fresco dining and summer gatherings. Predominantly laid to lawn, the garden provides an ideal

environment for families and pets, with mature trees, shrubs and established planting creating an attractive and tranquil backdrop.

A paved pathway leads through the garden to a charming seating area at the rear, offering a peaceful spot to unwind and enjoy the surroundings. Enclosed by timber fencing and enjoying a good degree of privacy, the garden combines practicality with outdoor appeal, making it a wonderful extension of the living accommodation.

Garage

Nearby block garage.









Total floor area 85.4 m² (919 sq.ft.) approx

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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