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Lympne Avenue  
Plymouth



## Property Description

A well-proportioned three-bedroom home featuring a spacious lounge with glass doors opening into a separate dining room, creating a flexible living and entertaining space. The dining room benefits from sliding glass doors leading into a bright conservatory, providing additional seating or dining space with views over the garden.

The property also includes a fitted kitchen with useful under-counter space for appliances, a shower room, and three bedrooms, with bedroom two benefiting from built-in sliding mirrored wardrobes. Externally, there is an enclosed rear garden with a block-built storage shed and attractive open views, offering excellent potential.

## Front Of House

The front garden is mostly grass, with a slightly uneven, sloping lawn.

There are small planted areas with flowers and shrubs near the front wall of the house.

A wooden fence runs along the right-hand boundary, separating the property from neighbouring land or gardens.

A red-painted low wall and metal gate feature near the front path area.

## Hallway

Upon entrance, stairs leading to first floor. Under-stair storage cupboard. White radiator. At the end of the hall, an open doorway leads into a kitchen.

## Lounge

13' 1" x 12' 8" ( 3.99m x 3.86m )

Bay window to the front elevation. White radiator. A white internal door is centrally positioned in the frame.

The door contains a large textured/frosted glass panel with a repeating geometric or wavy pattern. Gas fire. Doors with decorative glass panels, leading to dining room.

## Dining Broom

12' 4" x 8' 11" ( 3.76m x 2.72m )

Sliding glass doors leading to conservatory. White radiator. Open doorway leading to kitchen.

## Conservatory

9' 3" x 7' 9" ( 2.82m x 2.36m )

Glass sliding doors leading to rear garden. White radiator. A wide set of uPVC-framed windows spans the entire wall.

## Kitchen

10' 7" x 9' 8" ( 3.23m x 2.95m )

A range of matching wall and base units with worktops above. The kitchen features wooden cabinets in a warm honey/orange tone.

Both upper and lower cupboards are present on both sides.

Some cabinets (left side) include glass-fronted doors. A tiled backsplash runs along the worktop areas (light beige tiles). The rear door has a white frame with decorative leaded glass panels, featuring small coloured

accents.

To the right of the door is a window above the sink, also with decorative glass. Cooker point. Plumbing for washing machine. Under-counter space for appliances. A single-basin sink in a light beige/cream colour is installed into the countertop.

The sink has an integrated drainer.

### Bedroom 1

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double glazing window to the rear elevation. Built in storage cupboard.

### Bedroom 2

11' 1" x 7' 3" ( 3.38m x 2.21m )

Double glazing window to the front elevation. White radiator. A built-in wardrobe spanning most of the right wall,

Fitted with sliding mirrored doors.

### Bedroom 3

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazing window to the front elevation. White radiator.

### Shower Room

Fixed clear glass shower screen

, A wall-mounted electric shower unit includes

white control box

Adjustable shower head on a vertical. A white vanity unit with:

Two cupboard doors

A smooth flat top with an integrated basin

A modern chrome tap is mounted centrally above the sink. Obscured double glazing window to the rear elevation. A standard white ceramic toilet.

### Rear Garden

Enclosed rear garden. A stepped path runs up the middle of the garden.

The garden is slightly raised in tiers, with low retaining edges. Block-built storage shed.









Total floor area 99.9 m<sup>2</sup> (1,076 sq.ft.) approx

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