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Normandy Way
Plymouth



Property Description

A well-proportioned three-bedroom semi-detached home situated in a popular residential location, offering spacious and versatile accommodation throughout. The property features a bright bay-fronted living room leading through to a separate dining room, creating an ideal space for both everyday living and entertaining. To the rear is a fitted kitchen with a range of units, alongside an adjoining utility room providing additional storage, with a gas boiler neatly contained within a cupboard. The kitchen also provides direct access to the garden.

Upstairs, the property offers three bedrooms, including a generous main bedroom with a bay window allowing plenty of natural light and benefiting from built-in storage. There is a second good-sized double bedroom, and a third single room fitted with bespoke cabin bed, wardrobe, and storage, making it ideal as a child's bedroom or home office. The accommodation is completed by a family bathroom fitted with a bath and a separate shower cubicle.

Externally, the property benefits from a good-sized enclosed rear garden, mainly laid to patio with established planting areas, two greenhouses, and seating space, making it ideal for outdoor use. Access to the garden is available via the kitchen, as well as through a convenient side gate leading to the front of the property.

The home is well maintained throughout and offers excellent scope for modernisation and potential to extend (subject to the necessary planning permissions).

Front Of House

Central concrete steps lead to the front door, with a metal handrail to the lower section. A small tiled porch shelters the entrance, with a front garden comprising lawn, hedging, and a mature shrub, enclosed by a low stone wall.

Porch

Glazed enclosed entrance porch with original 1930s decorative stained glass windows.

Hallway

The staircase is positioned along the left wall. Under-stairs storage cupboard. White radiator.

Lounge

14' 10" x 11' 9" (4.52m x 3.58m)

The room is a through lounge layout, where the front and rear reception rooms are connected by a wide opening. A central chimney breast with a decorative fireplace, finished in light grey stone topped with a dark wooden mantel. Large curved double-glazing bay window to the front elevation. White radiator.

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Built-in shelving and cabinet unit. Double-glazing window to the rear elevation. White radiator.

Kitchen

11' 7" x 6' 1" (3.53m x 1.85m)

A range of matching wall and base units with worktops over. Built-in appliances include a stainless steel oven integrated within a tall unit, alongside a four-burner gas hob with extractor hood above.

The sink area features a single-bowl stainless steel sink with drainer, positioned beneath a double glazed window overlooking the rear, with a further double glazed window to the side elevation, as well as a double glazed door providing access to the garden. The splashback is finished with light beige square tiling running along the worktop surfaces and extending behind both the hob and sink areas.

The kitchen offers excellent scope for remodelling or extending (subject to the necessary permissions), providing an opportunity to create a larger open-plan space if desired.

Utility Room

8' 6" x 6' 1" (2.59m x 1.85m)

Double glazed window to the side elevation. A floor-to-ceiling built-in cupboard with wooden louvre (slatted) doors, housing a Worcester Bosch gas boiler and providing additional storage. Water, power, and ventilation points are available.

Bedroom 1

15' 1" x 10' 2" (4.60m x 3.10m)

A built-in wardrobe spanning the far wall open shelving on the right side. White radiator. Double-glazing bay window to the front elevation.

Bedroom 2

12' x 11' 10" (3.66m x 3.61m)

Double glazing window to the rear elevation. White radiator.

Bedroom 3

7' 9" x 6' 2" (2.36m x 1.88m)

Along the right wall and extending toward the window is a custom-built wooden unit, including, a raised single bed base, storage cupboards underneath the bed

. Built-in desk surface beside the bed
, overhead cupboards above the desk area.
Tall wardrobe unit at the front right

. The wood is a pine finish, Double glazing window to the front elevation.

Bathroom

A full-length bathtub runs along the left-hand wall, white enamel finish

Includes a side panel with horizontal ridges and decorative round caps

with simple chrome grab handles mounted on the inner wall of the tub. A white pedestal sink is positioned beneath the window, traditional design with separate hot and cold taps. A standard white toilet sits to the right of the sink, close-coupled design (cistern attached to the bowl). Walls are fully tiled, White tiles with a repeating small floral motif.

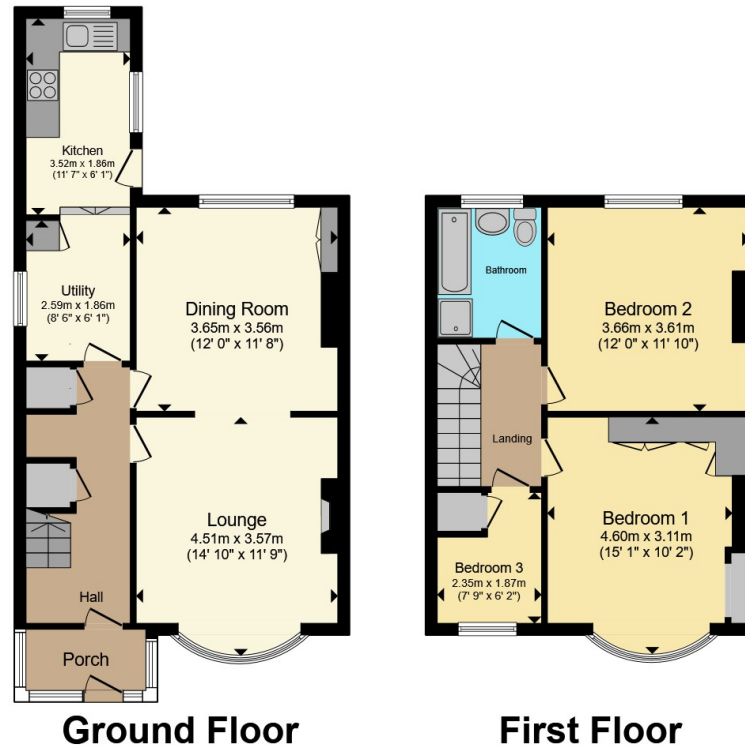
A decorative horizontal border tile strip runs around the room. Obscured double glazing window to the rear elevation. Enclosed shower cubicle, Full-height glass shower screen, forming an enclosed cubicle at one end of the bath. The shower system includes, a wall-mounted mixer unit (controls water temperature and flow)

. A vertical chrome riser rail,
with handheld shower head
and a larger fixed overhead rainfall-style shower head.









Total floor area 94.0 m² (1,012 sq.ft.) approx

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