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Queens Road
Higher St. Budeaux PLYMOUTH

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for sale offers in excess of
£180,000



Property Description

Three-Bedroom Semi-Detached Home with Driveway and Generous Rear Garden

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or those seeking flexible living space.

The ground floor features a bright and welcoming lounge that opens seamlessly into the dining area, where sliding patio doors provide direct access to the rear garden. The fitted kitchen is equipped with a range of wall and base units, complemented by a separate breakfast room and a convenient ground-floor shower room.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for growing families or those requiring additional workspace.

Externally, the property benefits from driveway parking to the front, while the attractive enclosed rear garden provides an excellent space for relaxation and entertaining. The garden features an extensive decked seating area, established planting, and a timber garden shed.

Ideally located within a popular residential area, the property enjoys easy access to a range of local shops, amenities, schools, and transport links, combining convenience with comfortable family living.

Front Of House

The front of the property is predominantly laid to a concrete driveway providing off-road parking and leading directly to the entrance

door. A neatly maintained area of artificial lawn sits alongside, creating an attractive and low-maintenance frontage. The boundaries are formed by a combination of low painted walls and metal gates. A timber gate to the side of the property provides secure access to the rear garden. The front aspect enjoys an open outlook within an established residential setting.

Hallway

Double-glazing window to the front elevation. Stairs leading to first floor. Shower room is based on the ground floor.

Lounge

17' x 8' 9" (5.18m x 2.67m)

Double-glazing bay window to the front elevation. A modern electric fireplace is installed against a central chimney breast.

The fireplace has a white surround and dark insert. The room is arranged as an open-plan lounge and dining space.

A large decorative archway creates a transition between the living room and the dining area beyond.

Dining Room

10' 1" x 5' 10" (3.07m x 1.78m)

Large sliding glass patio doors occupy most of the rear wall. The doors provide direct access from the dining area to the rear garden. A wall-mounted electric radiator.

Kitchen

11' 10" x 10' 1" (3.61m x 3.07m)

A range of matching wall and base units with worktops above. A built-in double oven is integrated into a tall housing unit. The splashback consists of square ceramic tiles in alternating cream and terracotta tones, creating a checkerboard-style pattern. A ceramic hob is fitted into the worktop directly beneath the window. Double-glazing window to the rear elevation, a second double-glazing window to the side elevation. A stainless-steel sink and drainer, separate hot and cold taps. Plumbing for washing machine. Space for free-standing fridge/freezer. A UPVC rear door with decorative obscured glazing is located at the end of the room, providing access to the rear of the property.

Breakfast Room

9' 5" x 6' 8" (2.87m x 2.03m)

Breakfast Room – A versatile and characterful breakfast room featuring wood-effect flooring, timber-panelled ceiling, decorative brick alcove, side-facing window with blinds and open access to the fitted kitchen. Offering space for informal dining, the room provides a practical extension of the kitchen and could also serve as a home office or additional reception area if required.

Shower Room

Shower Room – Convenient ground-floor shower room comprising a walk-in shower with electric shower unit, low-level WC, pedestal wash hand basin, obscure-glazed window and extensive wall tiling. The room benefits from fitted grab rails and practical accessibility features, providing a functional and well-maintained facility.

First Floor

Bedroom 1

15' 2" x 9' 3" (4.62m x 2.82m)

Two double-glazing windows to the front and rear elevation.

Bedroom 2

9' 11" x 6' 3" (3.02m x 1.91m)

Double-glazing window to the rear elevation.

Bedroom 3

8' 7" x 6' 5" (2.62m x 1.96m)

Double-glazing window to the side elevation. Built-in storage cupboard. Electric wall-mounted heater.

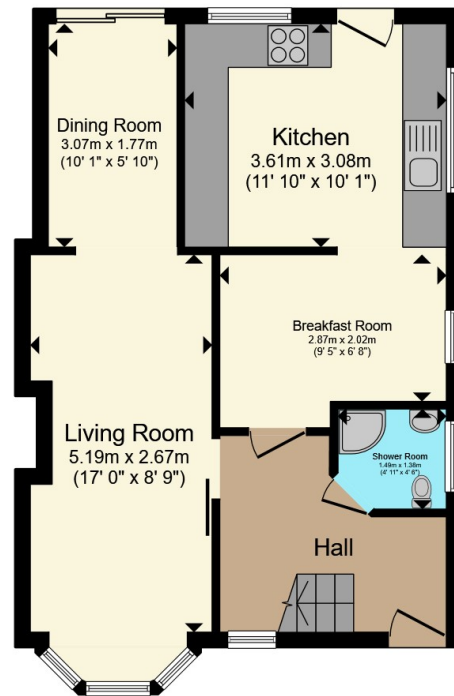
Rear Garden

Rear Garden – An attractive and enclosed rear garden featuring an extensive raised decked terrace, providing an excellent space for outdoor dining and entertaining. The garden benefits from established planting, useful timber shed storage and direct access to the property via sliding patio doors and a separate side entrance. Enjoying a sunny aspect, the garden offers a low-maintenance outdoor space ideal for relaxation and social gatherings.

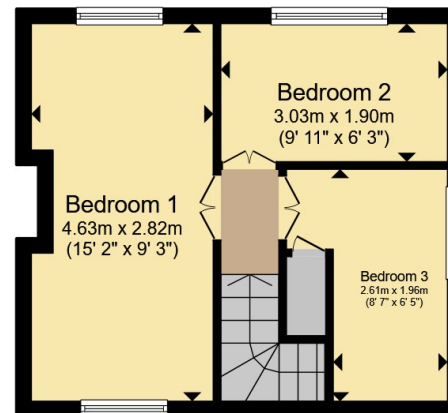








Ground Floor



First Floor

Total floor area 76.8 m² (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Band: B

Tenure: Freehold

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