



3 Dixon Place, Stoke, Plymouth, PL2 1DX



Offers Over £240,000



Dixon Place is ideally located just a short distance from the ever-popular Stoke Village, which offers a wide range of local amenities. Stoke is renowned for its charming mix of Victorian, Georgian, and Edwardian homes, many of which sit within a designated conservation area. The location provides convenient access to Plymouth City Centre, which is only a short drive away, while regular local bus services run through the area, connecting residents to destinations across Plymouth.

Stoke Village itself offers a variety of everyday amenities including a Co-operative store, pharmacy, cafés, public houses, and more. The area is also well served by local schools, with Stoke Damerel Primary School and Stuart Road Primary School nearby. Secondary education options include Devonport High School for Boys and Stoke Damerel Community College.

Dixon Place is a quiet, no-through road comprising just six homes, creating a peaceful and private setting with no passing traffic, making it an ideal and pet-friendly neighbourhood.

Arranged over three floors, this charming double-fronted terraced home beautifully combines character, warmth and modern improvements, creating a property that feels both extremely welcoming and practical throughout.

Stepping inside, the entrance hall sets the tone for the home. To the right, the cosy living room centres around a working open fireplace, offering a perfect place to relax and unwind. To the left of the hallway is the dining room which leads through to the kitchen, forming a sociable and well-connected space ideal for everyday living and entertaining. The kitchen has been completely refurbished by the current owners to create a wonderful farmhouse-style space, featuring space for a range-style cooker, under counter fridge, solid worktops, plate rack, plenty of storage and a gas effect fire with flue (not connected to mains gas, currently there for decoration). Stripped wooden floors run throughout much of the property, adding to the home's charm and character.

Upstairs on the first floor are two generous bedrooms, the layout having previously been arranged as three bedrooms, offering the option for a future owner to reconfigure if desired. Completing this floor is a luxurious family bathroom, finished to a high standard featuring a free standing roll top cast iron enamel bath with both a rainfall and handheld shower, wash hand basin, school style heated towel rail and radiator and a WC. The loft is also boarded.

The lower ground, garden-level floor provides further versatile accommodation with two additional rooms. One is currently used as a home office (the boiler is located here) while the other room offers a perfect hobby or creative space. A separate utility room is also located on this level with a WC, providing useful additional storage and practicality.

The current owners have invested significantly in the property, including installing brand new uPVC double glazed sash windows to the front, re-rendering the exterior and painting the front. New school style radiators have also been installed in bedroom one, living room and dining room, ensuring the home is well maintained while retaining its period feel.

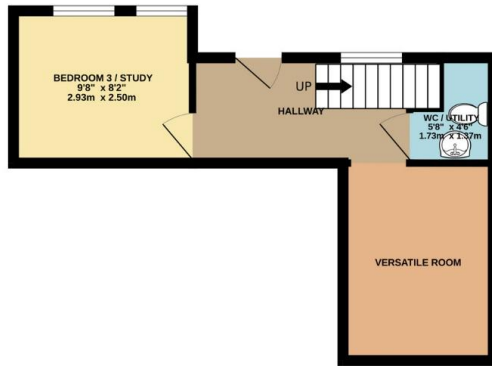
Outside, the property enjoys a private rear garden with access to the service lane and with a variety of flower beds, along with patio areas for seating and BBQ's, creating a peaceful outdoor space that is ideal for gardening enthusiasts or simply enjoying time outdoors.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.



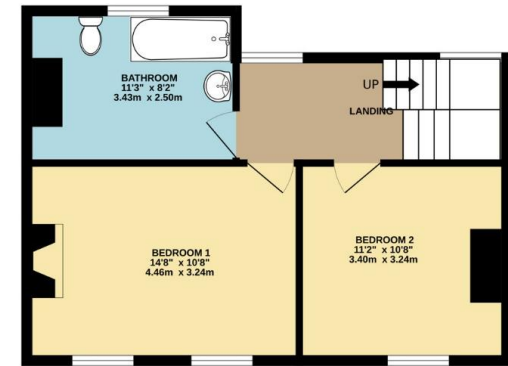
LOWER GROUND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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