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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



1384 SQ.FT



FREEHOLD

LYNWOOD AVENUE
PLYMPTON
PL7 4SF
£350,000

Superb four bedroom Stanbury built family home, with private driveway, open plan living space, main en-suite, large garden & a garage.



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Lynwood Avenue is located in the popular suburb of Woodford, Plympton. Giving easy access to local schooling, Woodford Primary and Hele Secondary, plus two pre schools and an abundance of additional amenities. There is a bus route leading into the City Centre and towards the Ridgeway.

Plympton is a popular suburb in Plymouth which has an abundance of local amenities, including Doctors surgeries, Dentists, Pharmacies, schooling, green spaces and health and leisure centres. The Ridgeway Shopping Centre has a wide range of local and national, traders, eateries and pubs.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property

You enter the property into the entrance hall, which has doors leading into the open plan lounge/dining room and the kitchen. There is a window to the side elevation and an under-stairs storage cupboard. There are stairs leading to the first floor and a solid wood flooring.

The open plan lounge/dining room runs the full length of the property and has a continuation of solid wood flooring and patio doors leading out to the rear garden. There is a large bay window to the front elevation, a wood burner and space for an array of large furniture.

The galley style kitchen has a range of integral appliances including a washing machine and a dishwasher. There is a large pantry cupboard with a window to the side elevation. There is a six ring gas hob, a window to the side elevation and a door leading through to the rear porch. The rear porch has space for a large fridge/freezer and gives access out on to the rear garden.

Upstairs the first floor landing leads through to bedrooms two, three, four and the family bathroom. There is a window to the side elevation and stairs leading to the second floor.

Bedrooms two and three are good sized doubles and benefit from fitted wardrobes. Bedroom four is a single room and is currently used as a home office and has a range of built in furniture.

The bathroom is newly installed and has a panelled bath with shower overhead, a low level wc and a hand wash basin. There are two obscured windows to the side elevation, tiled splash backs and a storage cupboard housing the combi-boiler.

The main bedroom is located on the second floor and has a range of fitted furniture and dual aspect windows to the front and rear elevation. There is an en-suite shower room which has a walk-in shower cubicle, a low level wc, hand wash basin and heated towel rail. The en-suite has tiled splash backs and has an obscured window to the rear elevation.

Outside

The rear garden is accessed via the open plan lounge/dining room and the rear porch. It is fully enclosed with two patio areas and a large lawn. There is a gate leading out to the private driveway. The driveway has parking for three vehicles. There is a large single garage with power and lighting and a window to the side elevation. The garage has an electric roller door.

Tenure & Services

Tenure - Freehold
 Council Tax Band - C
 EPC - TBC
 Services - Mains Water, Electricity, Gas & Drainage. Connected To Fibre Broadband



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Website Link

Any questions? Want to make an offer?
 Please get in touch

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