



Falcon

01752 600444

33 Ayreville Road

Beacon Park, Plymouth, PL2 2RA

Guide Price £300,000 - £325,000





In Brief

Stunning 4-Bed Family Home | Stylish Living | Loft Master With Fabulous Views

Reception Rooms	Large living room and fabulous kitchen / diner		
Bedrooms	4 bedrooms		
Heating	Gas central heating	Parking	Off road parking
Area	1248 sq ft	Council Tax	C
Tenure	Freehold		

Description

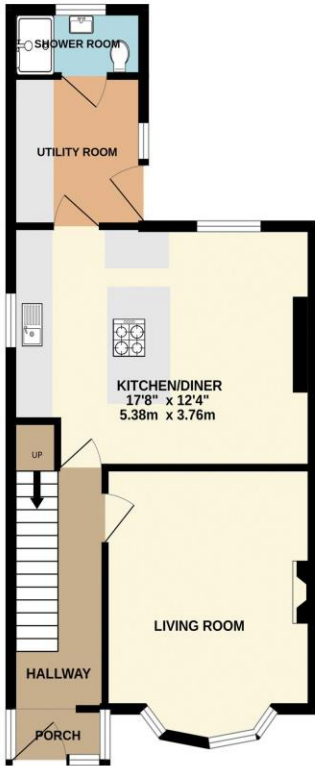
A stunning and beautifully modernised four-bedroom semi-detached family home, set within a highly sought-after established residential area surrounded by attractive 1930s classic semi-detached properties. The welcoming entrance porch opens into a bright and spacious reception hallway, leading to a generous front-facing living room. To the rear, the impressive open-plan kitchen/diner forms the heart of the home, featuring a stylish island, integrated appliances and excellent space for entertaining. A useful utility room and downstairs shower room add further practicality. The first floor provides three bedrooms and a beautifully refitted family bathroom, while the exceptional 21ft loft conversion creates a superb main bedroom. Complete with en-suite shower room and far-reaching views towards Cornwall and the River, this impressive space is a real highlight. Outside, there is a single-car hardstanding to the front. The enclosed rear garden features a decked terrace directly adjoining the house, accessed from the dining area and ideal for al fresco dining, with the remainder mainly laid to lawn. Situated close to excellent local schools, including Montpelier, this one-off property offers a fantastic blend of character, modern living and enviable views. An internal viewing is highly recommended.

Need A Mortgage?

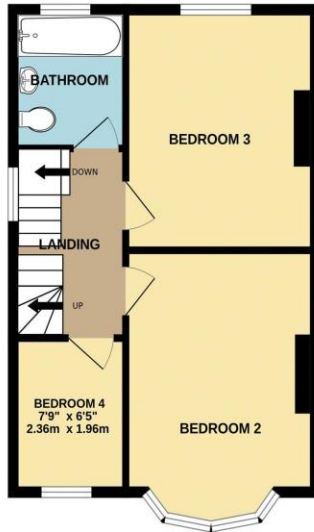
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Floor Plans

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

