



**Waverley Road, Higher St Budeaux, Plymouth, Devon, PL5 1SH**

**£362,500**

**Plymouth**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 3**

A spacious detached four bedroom bungalow with annexe potential having additional living space with ensuite bedroom having a Lounge, Kitchen-Diner & Sitting Room. Landscaped parking & twin garage, viewing essential. Quote MK1348221 to view this property.

Located in Higher St Budeaux, this detached bungalow offers generous living and bedrooms space and is arranged to offer potential for dual generation/annexe living if desired. On entering the property via the porch, a wide hallway leads to the principal living areas, three of the bedrooms and the family bathroom. There is a large storage cupboard within the hallway also, perfect for coat, shoe and household storage.

All of the bedrooms are of a generous size, with built in wardrobes to bedrooms 3 & 4. The modern bathroom comprises a contemporary suite with freestanding bath, wc and sink cabinet plus a separate shower cubicle. The kitchen is fitted with a range of cabinets having worktop space over, twin oven and electric hob, with ceramic tiled flooring the spaces Kitchen-Diner provides plenty of room for your dining suite and also benefits from a door to the rear garden.

Sliding doors from the dining area opens to the additional reception room, currently used as a sitting room there are doors opening to the rear garden, and a doorway into an ensuite bedroom (marked bedroom 2 on the plan) which has its own shower and wc.

Outside, the front area is walled and home to a number of established shrubs and small trees with a pathway to the front door and side. The rear garden has been cleverly landscaped into three areas, with a parking hardstand leading to the twin garage and the remaining garden being divided into two areas, mostly hard terraced for easy maintenance with a private outlook.

The property is fitted with gas central heating and upvc double glazing, it holds an EPC rating of 68D and is registered in Council Tax Band C. Quote MK1348221 to view this property.

- **Entrance Porch**
- **Reception Hallway**
- **Lounge** - 4.56m x 3.86m (14'11" x 12'7")
- **Kitchen/Diner** - 6.12m x 3.62m (20'0" x 11'10")
- **Sitting Room** - 4.04m x 3.61m (13'3" x 11'10")
- **Bedroom 1** - 3.63m x 3.63m (11'10" x 11'10")
- **Bedroom 2** - 3.22m x 2.95m (10'6" x 9'8")
- **Ensuite Shower Room**
- **Bedroom 3** - 3.65m x 3.03m (11'11" x 9'11")
- **Bedroom 4** - 2.67m x 2.35m (8'9" x 7'8")
- **Bathroom**
- **Twin Garage**







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