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Warleigh Avenue
Plymouth



Property Description

This attractive three-bedroom home offers bright, modern accommodation throughout, ideal for a range of buyers. The ground floor features a welcoming lounge with a charming bay window, flowing through to a good-sized dining area and a stylish contemporary kitchen fitted with white shaker cabinetry, marble-effect worktops, and striking green subway tiles. Upstairs, the property provides three well-proportioned bedrooms along with a modern family bathroom finished with grey stone-effect tiling and a clean white suite.

Outside, the home benefits from a private, low-maintenance enclosed courtyard, perfect for storage, seating, or outdoor dining. Well-presented and move-in ready, this property combines modern decor with practical living spaces, making it an excellent choice for first-time buyers, families, or anyone seeking a comfortable and well-located home.

Front Of House

On-street parking.

Hallway

A staircase rises directly ahead leading to the first floor. The entrance to the lounge is defined by a wide, open doorway. This open frame creates a smooth, welcoming transition from the hallway into the main living space.

Lounge

14' 2" x 13' 9" (4.32m x 4.19m)

Double glazing bay window to the front elevation. Recessed fireplace alcove. The transition from the lounge to the dining room is marked by a wide, open archway.

Dining Room

12' 2" x 10' 11" (3.71m x 3.33m)

Double glazing window to the rear elevation. White radiator. Contemporary wooden sliding door at rear of the dining room.

Kitchen

13' x 11' 4" (3.96m x 3.45m)

A range of matching wall and units with worktops above. Classic white shaker-style cabinets with marble-effect countertop, Black bar handles offer a modern contrast against the white cabinets. Deep olive green rectangular subway tiles, laid in a traditional horizontal brick-bond pattern. Double glazing window to the side elevation and another double glazing window to the rear elevation. Partly obscured double glazing PVC door to the courtyard. Black sink and drainer with dual mixer tap. Plumbing for washing machine and undercounter space for dishwasher. Built in oven with electric hob above a stainless steel extractor fan. Undercounter space for tumble dryer.

Bedroom 1

17' 3" x 14' 8" (5.26m x 4.47m)

Double glazing bay window to the front elevation and a second double glazing window to the front elevation. White radiator.

Bedroom 2

12' 5" x 10' 10" (3.78m x 3.30m)

Double glazing window to the rear elevation.
White radiator.

Bedroom 3

11' 7" x 10' (3.53m x 3.05m)

Double glazing bay window to the rear elevation. White radiator.

Bathroom

Large-format rectangular tiles with a soft grey stone-effect pattern. Classic straight white bathtub, Mounted above the bath is a white electric shower unit with a flexible hose and showered. A glossy white vanity unit sits on the left side, directly beneath the window.

The basin has a curved front edge and a single modern tap. White ladder-style heated towel rail, Obscured double glazing window to the side elevation.

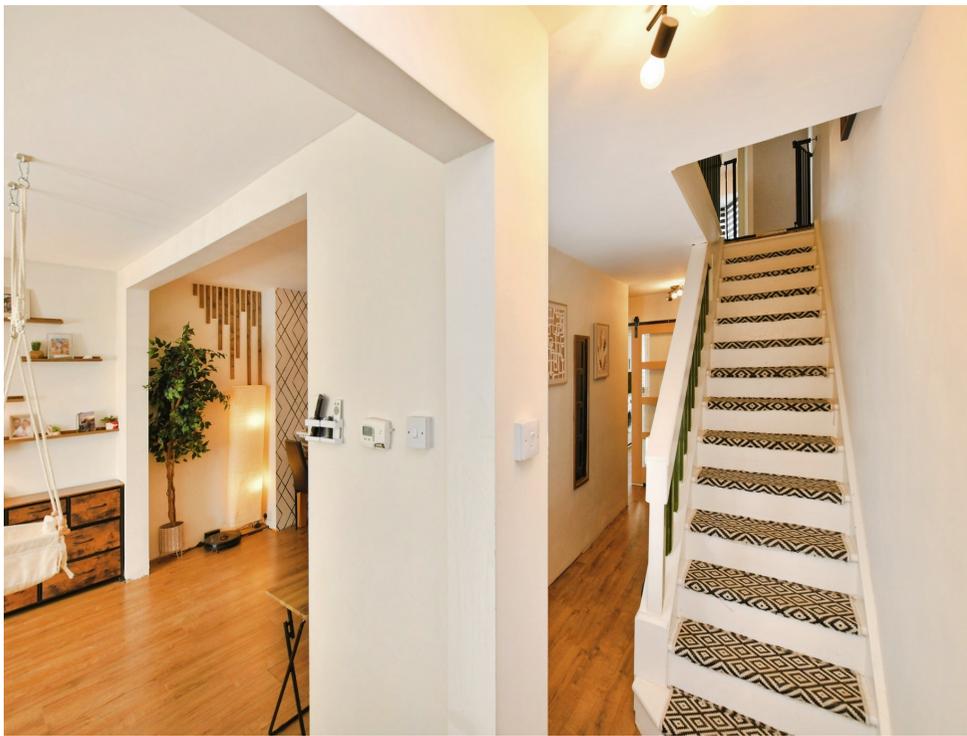
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The toilet features a classic close-coupled design.

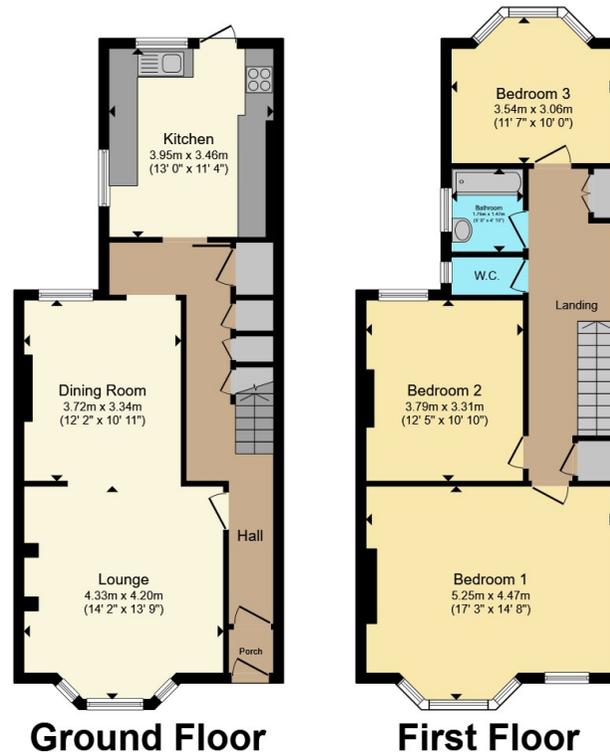
Courtyard

The courtyard is a compact, low-maintenance outdoor space located directly behind the property.









Total floor area 121.6 m² (1,309 sq.ft.) approx
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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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