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Warleigh Avenue
Plymouth



Property Description

This four-bedroom home offers spacious accommodation across several levels, including a useful basement that provides excellent additional storage or workspace options. The ground floor features a practical flow between the living and dining areas, with a well-arranged kitchen offering good worktop space and room for appliances. Upstairs, four well-sized bedrooms provide flexibility for family living, home working, or guest use. The property includes a modern bathroom fitted with a corner shower, basin unit, and toilet, all finished with full tiling. Outside, the enclosed low-maintenance garden includes an outbuilding for convenient extra storage. Overall, the property provides generous space and a versatile layout suitable for a range of needs. v

Porch

Small porch upon entrance.

Hall

Storage cupboard to rear of the property, Double glazing back door leading to rear garden.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Bay window, Double glazing to the front elevation.

Dining Room

12' 10" x 9' 5" (3.91m x 2.87m)

Open doorway leading to lounge. Double glazing window to the rear elevation. Radiator.

Kitchen

10' 9" x 8' 3" (3.28m x 2.51m)

A range of matching wall and base units with worktops above. Integrated oven. gas hob set into the counter top with built in extractor fan above. Undercounter plumbing for washing machine. Undercounter space for fridge. Large double glazing window to the rear elevation.

Basement

27' 9" x 15' 5" (8.46m x 4.70m)

Large Basement equipped with electricity

First Floor

Bedroom 1

14' 9" x 9' 9" (4.50m x 2.97m)

Bay window. Double glazing window to the front elevation. Radiator.

Bedroom 2

12' 7" x 9' 6" (3.84m x 2.90m)

Double glazing window to the rear elevation. Radiator.

Bedroom 3

13' 1" x 5' 4" (3.99m x 1.63m)

Double glazing window to the front elevation.

Bedroom 4

10' 8" x 8' 2" (3.25m x 2.49m)

Double glazing bay window to the rear elevation.

Landing

Two storage cupboards.

Bathroom

Fully tiled with large grey stone-effect tiles. Corner shower enclosure with clear glass doors. Modern adjustable showerhead. White vanity unit with two cupboard doors sits beneath a curved basin, Mirror-fronted cabinet. Obscured double glazing window to the side elevation. w.c.

Rear Garden

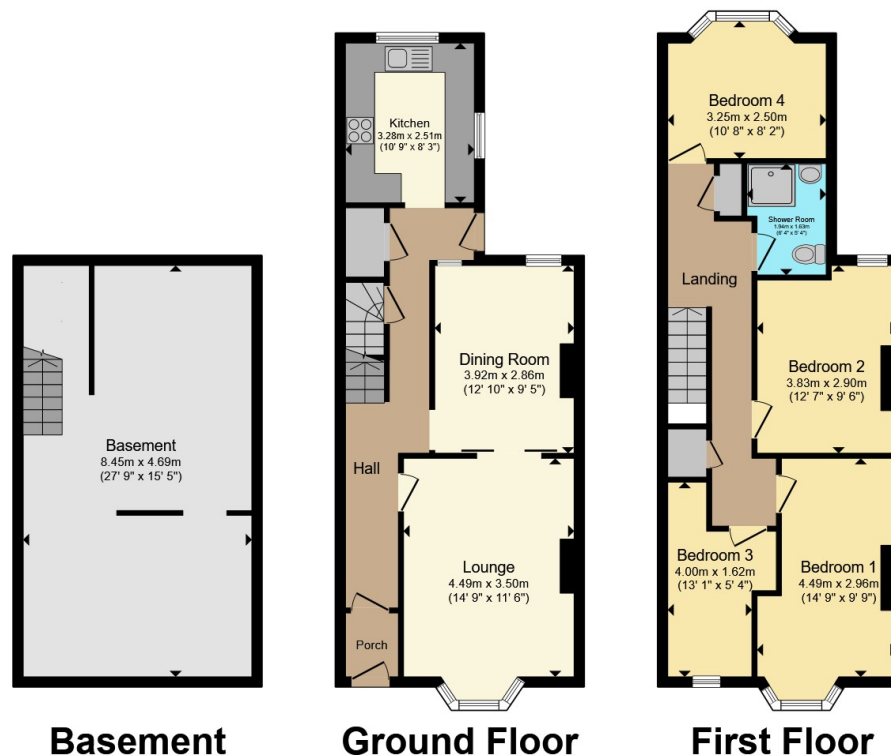
The ground is covered with artificial grass. Small utility shed/outbuilding with a corrugated roof. The garden is surrounded by cream-painted walls which give a private, enclosed feel.

A wooden side gate provides access, and additional timber fencing adds extra privacy on one side.









Total floor area 147.7 m² (1,590 sq.ft.) approx

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