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Loughboro Road  
Plymouth



## Property Description

This beautifully maintained two-bedroom home combines modern style with charming character throughout. The property offers attractive kerb appeal with a neat front garden, driveway parking and a bright enclosed porch. Inside, a welcoming hallway leads to a spacious lounge featuring a classic fireplace, an elegant arched alcove and sliding barn-style doors that open into the kitchen for a generous, flowing layout.

The kitchen is finished with sage-green shaker cabinets and wooden worktops, leading through to a cosy dining area with views over the rear garden. Upstairs are two well-proportioned bedrooms: the main bedroom includes built in storage space and a decorative feature fireplace, while the second bedroom offers flexibility for guests, work or storage. A large family bathroom provides both a full-size bath and a separate shower.

Outside, the landscaped rear garden offers a mix of patio seating, raised lawn space and a smart timber shed with decorative trellis, all enclosed by modern fencing for privacy. Overall, this is a stylish, move-in-ready home ideal for first-time buyers or small families seeking comfort, character and a well-designed living space inside and out.

## Front Of House

A concrete driveway sits on the left side of the property, offering off-street parking. The front garden on the right is mostly lawn. A low brick wall forms the boundary along the pavement. A tall, dark-painted wooden gate at the end of the drive provides access to the rear garden.

A small front porch with large double glazed windows on three sides.

## Hallway

The hallway is long and narrow, extending straight ahead toward the kitchen.

To the right, there is an open doorway leading into a bright living room.

A staircase rises to the upper floor on the left side of the hallway. White radiator. Storage Cupboard.

## Lounge

14' 11" x 11' 11" ( 4.55m x 3.63m )

The room is rectangular, with a large window at the far end allowing plenty of daylight into the space.

A doorway on the right-hand side opens into the hallway. Double glazing window to the front elevation. Large, curved recessed alcove built into the wall. white mantelpiece with decorative moulding, giving it a traditional, elegant appearance.

The fireplace surround includes ornate detailing, consistent with a classic style design.

Inside the fireplace opening, there is a dark metal insert, which includes an arched grate and patterned metalwork. Set of sliding barn-style doors mounted on a black metal track leading to kitchen/Dining room.

## Kitchen/Dining Room

18' x 7' 1" ( 5.49m x 2.16m )

A range of matching wall and base units with

worktops above. White rectangular tiles. Built-in stainless steel oven, with stainless steel cooker hood/extractor above. Stainless steel sink and drainer with dual mixer tap. A pair of tall, floor-to-ceiling cupboards. Two double glazing windows to the rear elevation. Double glazing door leading to the rear garden. At the far end of the kitchen, dining room area. Double glazing window to the rear elevation. White radiator.

### Bedroom 1

14' 10" x 11' 6" ( 4.52m x 3.51m )

Two double glazing windows to the front elevation. White radiator. Storage cupboard. Small, traditional cast-iron design with an arched opening fireplace.

### Bedroom 2

10' 11" x 9' 2" ( 3.33m x 2.79m )

Double glazing window to the rear elevation. White radiator

### Bathroom

The walls are fully tiled with large beige ceramic tiles, full-length bathtub with a white paneled front. A corner shower enclosure with clear glass doors.

Inside the shower is a chrome shower system with an adjustable riser rail and a flexible hose. White vanity unit with a sink built into the top. A standard close-coupled toilet. Obscured double glazing window to the rear elevation.

### Rear Garden

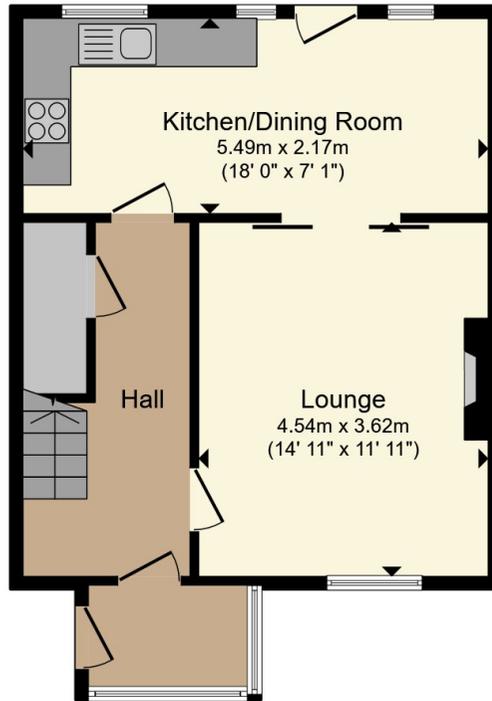
At the forefront is a paved patio, made up of large stone slabs. A set of low steps or a small retaining edge leads up from the patio

to a raised lawn area. The entire garden is enclosed by dark-painted wooden fencing. The shed is located at the far end of the rear garden, positioned centrally against the back boundary.

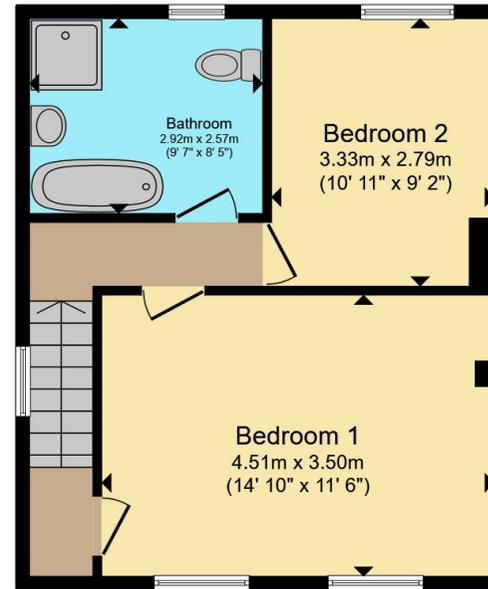








**Ground Floor**



**First Floor**

Total floor area 83.3 m<sup>2</sup> (897 sq.ft.) approx

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PLYMOUTH PL5 1RW

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Property Ref: SBU109686 - 0006