



**Asking Price £250,000**

This superbly presented, double-fronted period property is ideally situated in the ever-popular residential area of Knighton Road, St Jude's. Offered with no onward chain, this three double-bedroom family home has been thoughtfully modernised while retaining its original charm and character. Step inside to a welcoming hallway that leads to two generously proportioned reception rooms. To the left, a bright and spacious kitchen/diner is the heart of the home, beautifully arranged with modern fitted units, integrated appliances, and ample space for family dining—perfect for everyday living and entertaining. An archway creates a wonderful flow between the dining space and kitchen, enhancing the light and airy feel. At the rear, a practical utility room provides space for a washing machine and tumble dryer, along with access to the enclosed rear courtyard garden. A convenient ground floor WC completes this area. To the right of the hallway, the elegant lounge boasts intricate ceiling roses, ornate coving, and a feature fireplace—an inviting setting for relaxed evenings. Upstairs, three well-appointed double bedrooms provide ample space for a growing family. A modern shower room with a walk-in enclosure and sleek grey flooring completes the first floor. Throughout, the property is tastefully decorated with a neutral palette, plush carpets, and quality finishes, making this a true turn-key opportunity in a highly sought-after locale.

# novahomes

Established 2008

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## Knighton Road, St Judes, PL4 9BX

### Area

Knighton Road is set in the heart of St Judes, one of Plymouth's most desirable inner-city suburbs, known for its charming period homes, community feel, and proximity to both green spaces and city conveniences. The nearest playing fields and children's park, Tothill Playing Fields and Park, is literally at the end of Knighton Road, offering a fantastic recreational space right on the doorstep. Freedom Fields and Beaumont Park are also within walking distance, providing further options for enjoying the outdoors. Residents benefit from being within easy reach of Plymouth city centre, the historic Barbican, and the stunning Hoe waterfront. Excellent public transport links and quick access to the A38 Devon Expressway make commuting simple. Families are well catered for with highly regarded local schools, while everyday essentials are close at hand thanks to nearby shops, cafes, and supermarkets. Whether you're a growing family, a professional couple, or an investor, this location offers a vibrant yet peaceful lifestyle.

### Accommodation Comprises Ground Floor

**Hallway** – Welcoming entrance with stairs rising to first floor.

**Lounge** – 4.71m x 3.44m (15' 6" x 11' 4")  
Elegant reception with ceiling roses, ornate coving, feature fireplace, and large bay window.

**Kitchen** – 3.01m x 2.71m (9' 10" x 8' 11")  
Modern fitted kitchen with integrated appliances, ample storage, and archway opening into:

**Dining Room** – 4.03m x 3.54m (13' 3" x 11' 7")  
Spacious and light-filled family dining space with bay window.

**Utility Room** – 1.66m x 2.28m (5' 5" x 7' 6")

Space for washing machine and tumble dryer; access to WC and garden.

**WC** – 1.65m x 0.82m (5' 5" x 2' 8")

Fitted with WC and wash hand basin.

### First Floor

**Bedroom One** – 4.64m x 3.44m (15' 3" x 11' 4")

Large double bedroom with bay window.

**Bedroom Two** – 3.33m x 3.35m (10' 11" x 11' 0")

Another spacious double with bay window.

**Bedroom Three** – 3.63m x 2.83m (11' 11" into bay x 9' 3")

Generous double bedroom with natural light.

**Shower Room** – Contemporary suite including walk-in shower enclosure, wash basin, WC, and sleek grey flooring.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Ground Floor

