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Brentford Avenue
PLYMOUTH



Property Description

This well-presented three-bedroom home offers well-balanced and comfortable accommodation, ideal for a range of buyers. The ground floor comprises an enclosed porch leading into a welcoming entrance hall, a bright and inviting living room

, and a modern fitted kitchen with dining space and double doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, all finished in neutral tones, along with a contemporary shower room. Externally, the property enjoys an attractive rear garden with raised decking, mature planting and a useful outbuilding for storage. Overall, this is a well-maintained home combining practical living space with appealing outdoor areas in a pleasant residential location.

Front Of House

The frontage is laid mainly to low-maintenance gravel and is bordered by a low wooden fence,

Porch

The porch is enclosed and projects forward from the centre of the house.

It is clad in white horizontal panels. At the front of the porch is a white PVC door featuring a central glazed panel.

Hallway

Upon entrance, stairs leading to first floor. Radiator. Traditional balustrade. Door leading to lounge and a door leading to kitchen. Built in under-stairs storage cupboard.

Lounge

13' x 12' 10" (3.96m x 3.91m)

Double glazing bay window to the front elevation.

Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

A range of matching wall and base units with worktops above. Tiled splashback in a neutral chequered finish. The sink is neatly positioned beneath the window, featuring a stainless-steel bowl with chrome mixer tap. Double glazing window to the rear elevation. Gas hob with four burners, set into the countertop, with a stainless-steel extractor hood above. A built-in double oven, housed within a tall unit. Under-counter space for washing machine.

Dining Room

10' 4" x 9' (3.15m x 2.74m)

The room benefits from white PVC double doors with full-height glazed panels leading to rear garden. White radiator.

Bedroom 1

13' 1" x 11' (3.99m x 3.35m)

Double glazing window to the front elevation. White radiator. Built in storage cupboard.

Bedroom 2

10' 10" x 10' 6" (3.30m x 3.20m)

Large built-in wardrobe featuring sliding wooden doors. Built in storage cupboard. Double glazing window to the rear elevation. White radiator. A third built in storage cupboard.

Bedroom 3

9' 9" x 7' 9" (2.97m x 2.36m)

Double glazing window to the front elevation. White radiator.

Bathroom

A fully enclosed glazed shower cubicle, fitted with a wall-mounted shower and chrome fittings. Walls are finished with white ceramic tiling. Pedestal wash hand basin with twin taps. Obscured double glazing window to the rear elevation. Close-coupled toilet.

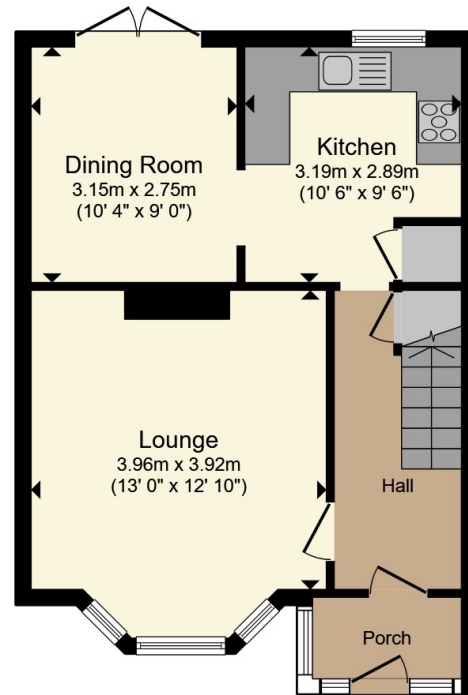
Rear Garden

A raised decked seating area. Steps lead down to a paved pathway and garden area, bordered by mature shrubs and planting. The garden also features a useful outbuilding/shed, ideal for storage or workshop use, along with timber fencing to the boundaries for added privacy.

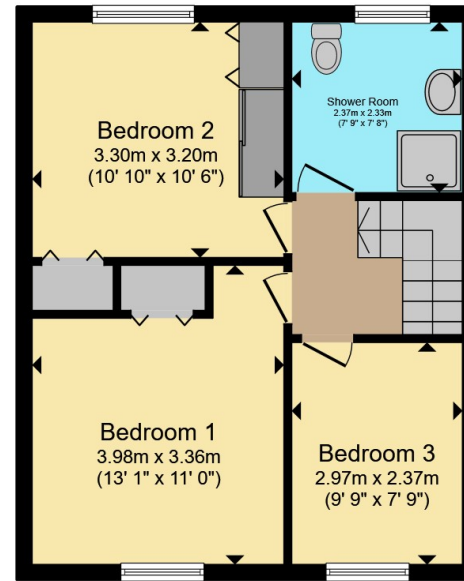








Ground Floor



First Floor

Total floor area 86.9 m² (935 sq.ft.) approx

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