



LANG TOWN
& COUNTRY

9 Fircroft Road, Beacon Park, Plymouth, Devon, PL2 3JU

LANG TOWN
& COUNTRY
SALES

Guide Price £395,000

Situated in the highly desirable area of Beacon Park within walking distance to excellent local primary schools, Central Park, Plymouth Life Centre and the Milehouse Park & Ride is this substantial four bedroom semi-detached house.

This attractive and characterful period home offers generous accommodation arranged over three floors, combining original features with versatile living space ideal for modern family life.

The ground floor is entered via a welcoming vestibule and hallway with beautiful stained-glass windows, leading to a spacious dining room with wooden flooring, perfect for entertaining. The main lounge is a warm and inviting space, enhanced by a wood-burning stove and a charming bay window. There is a useful conservatory/utility room which connects directly to the rear garden.

To the rear, a bright breakfast room leads into the kitchen, providing a practical and sociable layout for everyday living. The modern kitchen enjoys views over the garden and is complete with ample worktop space. A convenient ground floor WC completes the level.

The first floor offers three well-proportioned bedrooms, all served by a family bathroom. The principal bedroom is particularly spacious with fitted sliding wardrobes, while the further three rooms are ideal for children, guests or home working. Stairs rise to the second floor where a generous fourth bedroom provides flexible accommodation, suitable as a bedroom, studio or hobby space.

Externally, the property continues to impress. To the front is a large driveway providing ample off-road parking, side access leading to a garage/workshop offering excellent storage or workspace potential. The rear garden is laid mainly to lawn and features a newly laid decked area, ideal for outdoor dining and entertaining during the warmer months.

With its abundance of period features, including stained glass windows and original wooden floors, combined with flexible living space and attractive outdoor areas, this is a wonderful opportunity to acquire a distinctive and spacious family home.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.

www.langtownandcountry.com







TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrease (2015)



Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

