



## 31 Diamond Avenue

Lipson, Plymouth, PL4 8QD

**Offers In Excess Of £350,000**



Spend time in viewing this wonderful character residence which has been sympathetically restored and improved to create a generous-sized character property in the heart of Plymouth. The accommodation is laid out over 3 levels with 4 bedrooms in total, including a master with an ensuite shower room plus a new family bathroom. On the ground floor level is the generous dual aspect lounge, a lovely modern fitted kitchen/dining room and a downstairs cloakroom/wc. The property retains a number of character features but has been completely restored and has double-glazing and gas-fired central heating. Small courtyard garden to the rear.



DIAMOND AVENUE, LIPSON, PLYMOUTH, PL4 8QD

ACCOMMODATION

Access to the property is gained via the solid entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Turning staircase with ornate newel posts and balustrades rising to the first floor accommodation. Ornate cornicing to the ceiling. Mosaic tiled floor.

DOWNSTAIRS CLOAKROOM/WC 6'0" x 3'10" (1.84 x 1.17)

Fitted with a low level toilet and a sink unit. Covered area housing the consumer unit. Window to the rear elevation.

LOUNGE 21'7" at widest point x 13'10" into the bay (6.58 at widest point x 4.24 into the bay)

Double-glazed bay window to the front elevation. Double doors opening out onto the rear courtyard. Fireplace with dwarf storage cupboards either side. Ornate cornicing and central ceiling rose.

KITCHEN/DINING ROOM 25'10" overall length x 10'11" (7.89 overall length x 3.35)

Double-glazed window to the front elevation. Cupboard concealing the boiler. The kitchen area has a double-glazed window and door to the rear providing outlook and access onto the courtyard. Contemporary-styled modern fitted kitchen with a range of matching eye-level and base units. Inset sink unit. Built-in electric oven and microwave. Built-in electric hob. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the rear elevation. Stairs rising to a second floor landing area.

BEDROOM ONE 12'6" x 10'3" (3.83 x 3.13)

Window to the front elevation. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 8'8" x 6'9" (2.65 x 2.08)

Comprising a walk-in shower with a shower unit, spray attachment and a tiled area surround, sink unit and a low level toilet. Built-in storage cupboard.

BEDROOM TWO 16'2" into bay x 13'10" (4.95 into bay x 4.22)

Double-glazed bay window to the front elevation.

BATHROOM 10'10" x 5'8" (3.31 x 1.75)

White modern suite comprising a bath with a tiled area surround and a shower unit with spray attachment over, low level toilet and sink unit.

SECOND FLOOR LANDING

Providing access to the second floor accommodation.

BEDROOM THREE 19'8" x 12'4" (6 x 3.77)

A triple aspect room with double-glazed windows to the front, side and rear elevations. From the side elevation there is a lovely rooftop view towards Plymouth Sound.

BEDROOM FOUR 13'8" x 10'8" (4.19 x 3.26)

Dual aspect with double-glazed windows to the front and rear elevations.

OUTSIDE

To the front of the property is a good-sized gravelled area with a tree. To the rear, is a walled enclosed courtyard opening out to a rear lane.

COUNCIL TAX

Plymouth City Council  
Council tax band C

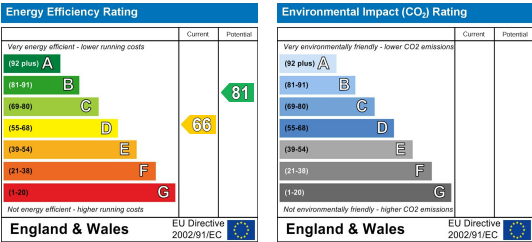
Area Map



Floor Plans



Energy Efficiency Graph



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