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Budshhead Road  
Plymouth



## Property Description

This well-presented three-bedroom family home offers bright and comfortable accommodation, enhanced by a useful loft conversion providing valuable additional space. The layout is well suited to modern living, combining practicality with contemporary finishes throughout.

The property features a modern kitchen fitted with stylish units and work surfaces, offering ample storage and preparation space for everyday family use. The modern bathroom is finished with contemporary tiling and includes a bath with overhead shower, wash hand basin, and WC, designed to be both functional and attractive.

The loft conversion, accessed via a fixed ladder, provides a bright and versatile area with roof window and recessed lighting, ideal for a home office, hobby room, or additional storage. While ceiling heights vary due to the roofline, the space is thoughtfully utilised.

Outside, there is an enclosed, low-maintenance rear garden featuring artificial lawn, decking, and paved areas, creating a safe and practical outdoor space for relaxation or family activities. A driveway provides convenient off-road parking.

Overall, this is a versatile and well-maintained home, ideal for buyers seeking modern living with flexible space and practical outdoor features.

## Front Of House

To the front, there is a low-maintenance graveled area providing off-road parking, bordered by a low wall for definition. A gated

side access leads to the rear garden. The property benefits from a small enclosed entrance porch.

## Hallway

Upon entrance, stairs leading to first floor. White radiator. Under-stair storage cupboard. W.C

## Lounge

12' 3" x 12' 1" ( 3.73m x 3.68m )  
Double glazing bay window to the front elevation. White radiator.

## Dining Room

8' 8" x 6' 5" ( 2.64m x 1.96m )  
Double glazing window to the rear elevation. White radiator.

## Kitchen

12' 5" x 9' 1" ( 3.78m x 2.77m )  
A range of matching wall and base units with worktops above. Contemporary grey cabinetry paired with light marble-effect worktops and a coordinating tiled splashback. Stainless-steel sink and drainer with dual mixer-tap. Integrated appliances include an oven with gas hob and extractor hood. Under-counter space for appliances. Double glazing window to the rear elevation. uPVC-framed, frosted glazed door, providing direct access to the garden.

## First Floor

## Bedroom 1

10' 10" x 8' 8" ( 3.30m x 2.64m )

Double glazing window to the front elevation. White radiator.

## Bedroom 2

11' 7" x 6' 4" ( 3.53m x 1.93m )

Double glazing window to the rear elevation. Fixed wooden ladder leading to loft conversion.

## Bedroom 3

8' 5" x 6' 6" ( 2.57m x 1.98m )

Double glazing window to the front elevation.

## Loft Room

16' 4" x 8' ( 4.98m x 2.44m )

A roof window (Velux-style) is set into the sloped ceiling. Ceiling spotlights (also known as downlights). Door leading to store room (7.4" x 4.6")

## Bathroom

The walls are finished with brick-style tiles in two contrasting tones. Most of the bathroom is tiled in white marble-effect tiles with subtle veining, while the bath and shower area features glossy black tiles. White pedestal-style sink. Full-length bathtub with an overhead shower and curved glass shower screen. Close-couple toilet. Obscured double glazing window to side elevation.

## Rear Garden

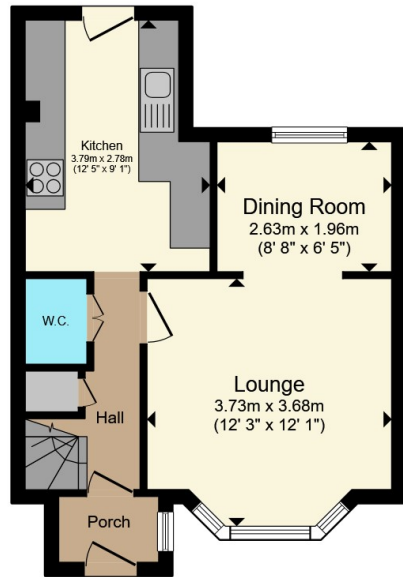
The garden is a compact, fully enclosed outdoor space designed to be low-maintenance and family-friendly. It is bordered by timber fencing. The main lawn

area is finished with artificial grass. To one side, there is a raised timber deck, accessed via a short ramp with rope handrails. Adjacent to the deck are raised planting beds. At the rear of the garden stands a large timber shed.

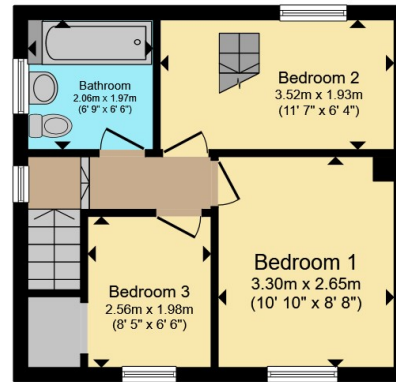




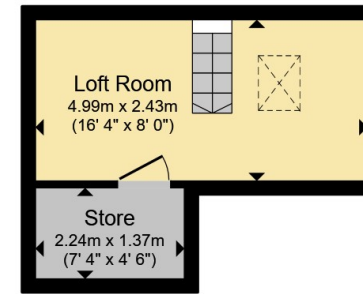




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 80.1 m<sup>2</sup> (862 sq.ft.) approx

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