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Melrose Avenue
Plymouth



Property Description

This spacious four-bedroom family home offers versatile accommodation, modern interiors and a generous rear garden.

The accommodation comprises a bright living room to the front elevation and a contemporary kitchen/dining room to the rear, fitted with a range of high-gloss wall and base units, contrasting work surfaces and a stylish tiled splashback. A central island provides additional workspace and storage, while further benefits include two rear-facing double-glazed windows, a glazed rear access door, cooker point, plumbing for a washing machine and a contemporary extractor hood. A useful ground floor WC is accessed from the rear of the kitchen.

To the first floor are four bedrooms, including a principal bedroom featuring extensive fitted wardrobes with sliding doors and an impressive dressing area with additional shelving, hanging space and drawer units. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Externally, the property enjoys a generous rear garden with lawn, patio and decked seating areas, together with useful outbuildings providing ample storage. A spacious family home offering flexible living accommodation, excellent storage and generous outdoor space.

Front Of House

The property is approached via a stepped pathway with handrail, leading through a low-maintenance front garden laid principally to lawn. A covered entrance porch provides a sheltered approach to the front door.

Hallway

Built-in under stair storage cupboard. Staircase leading to the first-floor landing.

Lounge

16' 6" x 12' (5.03m x 3.66m)
Double-glazing window to the front elevation.

Kitchen

21' x 10' 10" (6.40m x 3.30m)
A stylish and contemporary kitchen, thoughtfully designed to maximise both workspace and storage. Fitted with a comprehensive range of modern high-gloss wall and base units, the room is complemented by contrasting work surfaces and a striking tiled splashback, creating a sleek and practical environment.

The kitchen benefits from generous preparation space, including a central island providing additional storage and an ideal setting for informal dining and entertaining. Features include a contemporary inset sink with modern mixer tap, cooker point, plumbing for a washing machine, and a contemporary stainless-steel extractor hood.

Natural light floods the room through two double-glazed windows to the rear elevation, while a glazed rear access door provides convenient access to the garden. The space is further enhanced by three statement pendant light fittings positioned above the island and recessed ceiling spotlights, completing the modern and stylish finish.

W.C

Ground floor WC

First Floor

Bedroom 1

13' 8" x 12' (4.17m x 3.66m)

A generous double bedroom benefiting from an impressive range of contemporary fitted wardrobes with sliding doors, providing substantial concealed storage while maintaining a sleek and streamlined appearance. A double-glazed window to the front elevation allows plenty of natural light to fill the room, creating a bright and inviting atmosphere.

A particular standout feature is the extensive fitted dressing and storage area, offering a comprehensive range of open-fronted wardrobes, shelving and drawer units. Thoughtfully designed to maximise organisation and practicality, the bespoke arrangement provides ample hanging space together with multiple drawers and display shelving, making it ideal for modern family living.

Bedroom 2

12' x 9' 11" (3.66m x 3.02m)

Double-glazing window to the front elevation. White radiator sits beneath the window.

Bedroom 3

10' 9" x 9' 11" (3.28m x 3.02m)

Double-glazing window to the rear elevation. White radiator sits beneath the window.

Bedroom 4

10' x 7' 5" (3.05m x 2.26m)

Double-glazing window to the rear elevation.

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Family Bathroom

comprising a three-piece suite including a panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and low-level WC. The room is fully tiled for ease of maintenance and benefits from an obscure double-glazed window to the rear elevation, providing natural light and ventilation.

Rear Garden

The property benefits from a generously sized rear garden offering excellent outdoor space for families, entertaining and gardening enthusiasts alike. Predominantly laid to lawn, the garden is complemented by a variety of mature trees, shrubs and planted borders, creating an attractive and established setting.

A paved patio area provides an ideal space for outdoor seating and al fresco dining, while a timber decked seating area offers a further place to relax and enjoy the surroundings. The garden also benefits from useful external storage provided by substantial outbuildings and sheds.

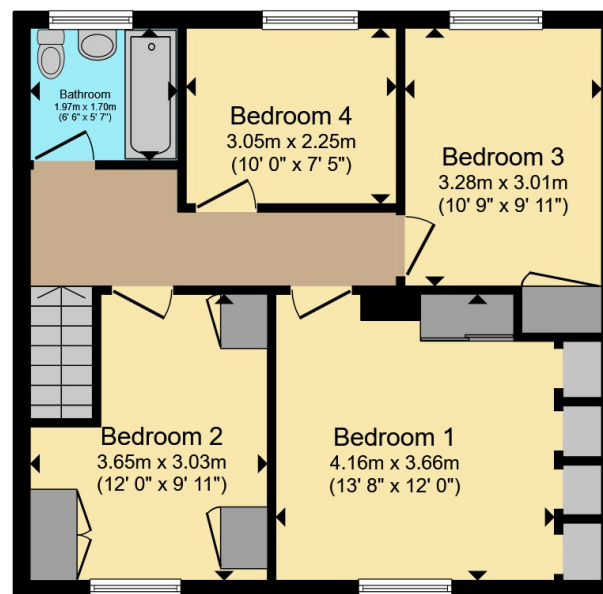








Ground Floor



First Floor

Total floor area 102.9 m² (1,108 sq.ft.) approx

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