

3 Winston Avenue, Plymouth, Devon, PL4 6AZ

LANG TOWN & COUNTRY SALES





Price £300,000

Occupying a wonderfully convenient central position, just a short stroll from Plymouth's vibrant city centre, mainline railway station and university, is this beautifully renovated and thoughtfully extended three-bedroom family home. Combining the charm and elegance of its period origins with the comfort and practicality of modern-day living, the property offers an exceptional opportunity for those seeking a stylish home in a highly accessible location.

Over the years the property has undergone an extensive programme of renovation and improvement, with considerable care and attention devoted to retaining the property's original character whilst introducing a host of contemporary enhancements. Beautiful period features, including an elegant balustraded staircase and decorative ceiling mouldings, sit comfortably alongside the high-quality finishes found throughout. We understand that a new roof was installed in 2020 as part of the loft conversion, whilst further improvements include uPVC sash-style double-glazed windows, comprehensive rewiring and replumbing, and the installation of internal studwork to the external walls to enhance the home's overall energy efficiency.

Approached via traditional quarry-tiled steps, the front entrance opens into a welcoming vestibule, where attractive original-style floor tiling provides an immediate sense of the property's heritage. Beyond, the entrance hallway leads into a delightful sitting room, a bright and inviting space enhanced by an elegant bay window which allows natural light to flood the room.

Sliding doors create a natural connection between the sitting room and the adjoining dining room, offering a versatile arrangement equally suited to everyday family life and entertaining. Here, the owners have incorporated bespoke fitted cabinetry, providing an abundance of practical storage without compromising the room's character. From the dining room, access leads through to the well-appointed kitchen, which is fitted with a range of wall and base units, complemented by a sink and drainer, gas hob and oven, together with space for a washing machine and fridge freezer. A conveniently positioned cloakroom with WC and automatic lighting completes the ground-floor accommodation.

Ascending the attractive staircase, the first floor offers two generously proportioned double bedrooms, both benefiting from beautiful bay windows which enhance the sense of light and space. These rooms are served by a luxurious contemporary family bathroom, finished with stylish tiling and featuring a bath with a rainfall shower and separate handheld attachment, wash basin, WC and heated towel rail.

A further staircase rises to the second floor, where the thoughtfully designed loft conversion has created a wonderful principal bedroom suite. This charming retreat enjoys a sense of privacy away from the main living accommodation and benefits from cleverly incorporated fitted wardrobes and drawer storage within the eaves, making excellent use of the available space. The adjoining en-suite shower room is finished to an equally impressive standard, with marble-effect floor tiling, a shower enclosure featuring both rainfall and handheld shower fittings, a contemporary rectangular wash basin, WC and heated towel rail.

Outside, the property continues to impress with an enclosed, westerly-facing patio garden, providing a private and easily maintained setting in which to relax, dine or entertain during the warmer months. A raised flower bed introduces an attractive touch of greenery, whilst the garden also provides access to a substantial double garage with power connected.

A particularly noteworthy feature, and one that is seldom found in such a central location, is the additional private parking area providing space for two vehicles, offering a significant practical advantage for prospective purchasers.

Beautifully presented and extensively improved, this charming home successfully combines period elegance with contemporary convenience. With its versatile accommodation arranged over three floors, attractive outside space, double garage and valuable off-road parking, all within easy reach of Plymouth's principal amenities, the property represents a wonderful opportunity to acquire a distinctive and exceptionally well-appointed city home. Offered to the market with no onward chain, it is ideally suited to purchasers seeking a beautifully finished home ready to enjoy.



















GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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.
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