





# Hexham Place, Plymouth, PL2 2HL

£220,000

3 1 2





Francis Stuart present to the market Hexham Place a three bedroom semi detached home with spacious long garden and off road parking. This family home has been lovingly refurbished by the current owners, combining comfort with a warm, welcoming feel throughout.

A welcoming porch provides the perfect spot for muddy paws and wellington boots before entering the bright hallway. The spacious lounge enjoys plenty of natural light from the large front window, while the impressive open-plan kitchen/diner (19'6" x 9'2") is ideal for family living and entertaining. It features modern fittings, generous work surfaces, and a breakfast bar perfect for an evening chat while cooking dinner or breakfast before school. Overlooking the garden, with triple windows this sociable space enjoys a lovely indoor outdoor flow and an abundance of natural light.

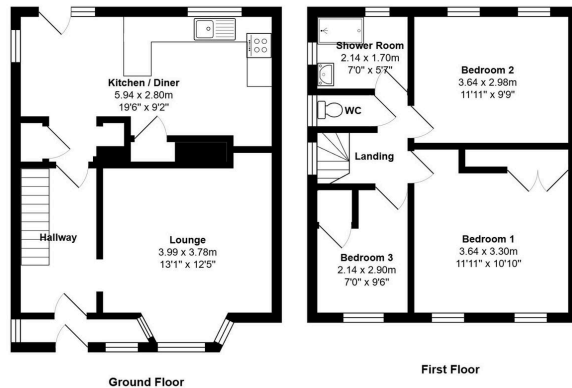
Upstairs offers three well-proportioned bedrooms: the main bedroom (12'4" x 10'6"), second double (11'1" x 9'3"), and a third bedroom (9'2" x 7'1"), which also works perfectly as a home office or nursery. A modern shower room and separate WC complete the first-floor layout.

The long rear garden is a true highlight a beautifully maintained and full of character, featuring fruit trees, a vegetable patch, and a lovely lawned area perfect for play, pets, and summer relaxation. To the front, the property benefits from off-road parking, adding one less thing to worry about.

Conveniently located to Devonport Dockyard, ideal for commuting, and Perfectly positioned close to Ham Woods, one of the area's most cherished green spaces, residents can enjoy tranquil woodland walks, wildlife spotting, and peaceful trails right on the doorstep. It's an idyllic escape from city life ideal for morning runs, family strolls to tire the kids or dogs out or simply unwinding enjoying the seasons & nature after a busy day.

Hexham Place offers the perfect balance of comfort, character, and location a home that's been thoughtfully upgraded and ready to move straight into.





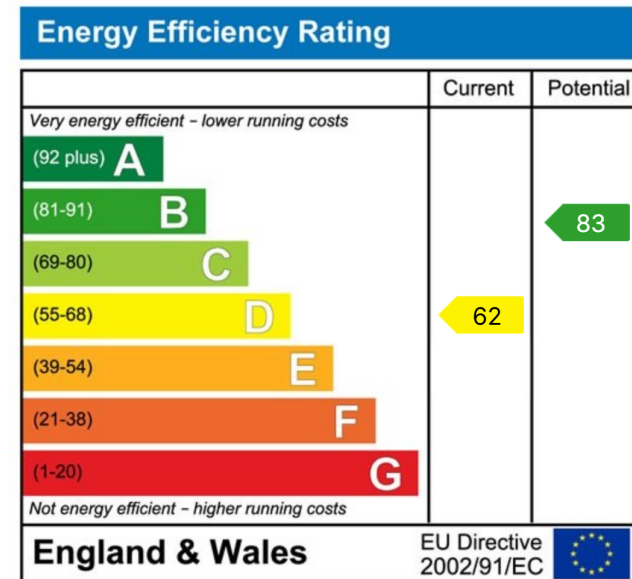
Total Approximate Area - 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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- Three bedroom semi detached family home
- New Boiler 2023
- Bright lounge with bay front window
- Porch ideal for muddy boots and pets
- Off-road parking
- New kitchen installed in 2021 and a Modern bathroom completed in 2023
- Spacious open-plan kitchen/diner with breakfast bar
- Modern shower room and separate WC
- Long rear garden with fruit trees, vegetable patch & lawn
- Close to Ham Woods woodland walks and wildlife



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