



Lynwood Avenue, Plymouth

- Extended Semi Detached
- Three Bedrooms
- Garage
- Private Driveway
- Lounge
- Dining Room

Offers in Excess of £320,000



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Situated in a highly sought after and family friendly location in Woodford, this beautifully presented three bedroom semi detached home offers stylish, modern living with excellent outdoor space, a private driveway and a detached garage, making it an ideal purchase for families and professionals alike.

The property boasts fantastic kerb appeal with a private driveway leading to a detached garage complete with an up and over door, power, lighting and a side courtesy door. A contemporary resin pathway and matching resin steps lead to the front entrance, while the attractive front garden is laid to lawn with slate chippings and mature planted borders, enhanced by a striking palm tree.

The front door opens into a useful entrance porch which leads into a welcoming hallway providing access to the downstairs WC, kitchen and lounge. The downstairs WC is fitted with a low level WC, wash hand basin and a window to the side elevation.

The kitchen is fitted with a stylish shaker style range of wall and base units with square edge laminate work surfaces and a selection of integrated appliances including fridge, freezer, washing machine, tumble dryer, oven, induction hob and extractor. A door provides direct access to the rear garden.

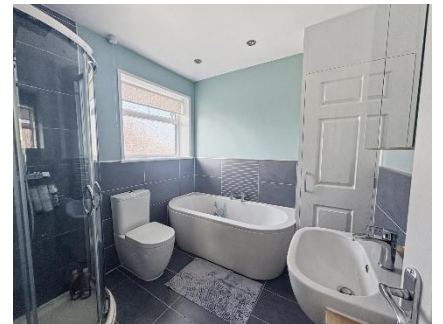
The spacious lounge benefits from a charming half bay window to the front elevation and a feature fireplace, creating a warm and inviting living space. The lounge flows seamlessly into the dining room, which comfortably accommodates a large dining table and features French doors opening onto the rear garden, perfect for entertaining and family living.

To the first floor there are three well proportioned bedrooms and a modern four piece family bathroom comprising bath, separate shower, low level WC and vanity wash hand basin. There is also a useful storage cupboard housing the wall mounted combi boiler and a window to the side elevation.

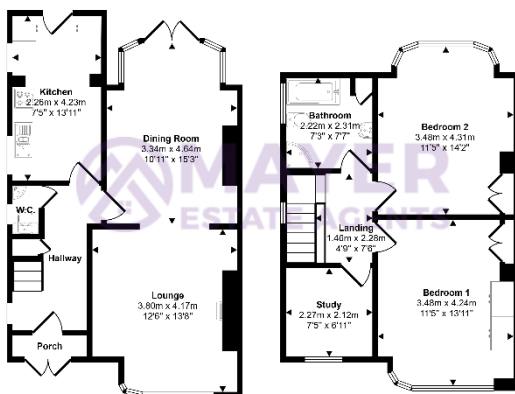
Bedroom One is positioned to the front of the property and is a bright and spacious room with ample space for a range of furniture. Bedroom Two overlooks the rear garden and benefits from a built in storage cupboard. Bedroom Three, currently used as a home office, is located to the front and offers versatile accommodation as a nursery, study or guest room.

The rear garden is mainly laid to lawn with a pathway leading to the detached garage. A generous decking area provides the ideal space for outdoor dining and entertaining, enjoying a westerly aspect that captures the afternoon and evening sun. An outside water tap adds further practicality.

Perfectly positioned close to well regarded primary and secondary schools and offering excellent access to the A38 corridor for commuters, this beautiful home combines location, space and modern comfort, and must be viewed to be fully appreciated.



Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 46 sq m / 491 sq ft

□ Denotes head height below 1.9m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Scale with Metric (Imperial) 50%

