



20 Birchfield Avenue, Beacon Park, Plymouth, Devon, PL2 3LA

Offers Over £400,000

Situated in the highly desirable area of Beacon Park within walking distance to excellent local primary schools, Central Park, Plymouth Life Centre and the Milehouse Park & Ride is this substantial, extended four-bedroom semi-detached house occupying an attractive corner plot position.

Having remained under the same ownership for an impressive 35 years, this much-loved family home has been meticulously cared for throughout that time. The result is a welcoming and well-maintained property offering generous, versatile accommodation arranged over several floors, with an abundance of natural light flowing throughout.

The ground floor is centred around a spacious kitchen/diner, providing an excellent setting for both everyday family life and entertaining. The kitchen is fitted with a Rangemaster-style cooker featuring a gas hob and electric ovens, while there is plenty of space for freestanding white goods. The adjoining dining area offers ample room for a substantial dining table and benefits from built-in alcove storage, combining practicality with useful additional storage.

Also on the ground floor, the lounge is currently being utilised as an additional bedroom, demonstrating the flexibility of the accommodation. With its attractive front-facing aspect and plentiful natural light, the room could equally be returned to its original use as a comfortable and inviting reception room.

The first floor provides three bedrooms, together with the family bathroom. The principal bedroom is a particularly generous room, while the additional bedrooms offer flexibility for family members, guests, home working or hobbies. The family bathroom is complete with both a bath and shower cubicle. Continuing upstairs, the top floor reveals a further spacious fourth bedroom with its own en-suite facilities, creating an excellent private space that could be ideal as a main bedroom, guest suite or accommodation for an older child.

Outside, the property continues to impress. Occupying a corner plot, the well-maintained garden has clearly received the same level of care as the house itself. A combination of lawn and patio areas provides plenty of space for outdoor seating, relaxing and entertaining, complemented by well-stocked flower beds and a variety of small trees and established bushes that add colour and interest.

Its south-westerly facing aspect is a particular highlight, allowing the garden to enjoy sunshine throughout the day and into the evening – perfect for making the most of warmer weather.

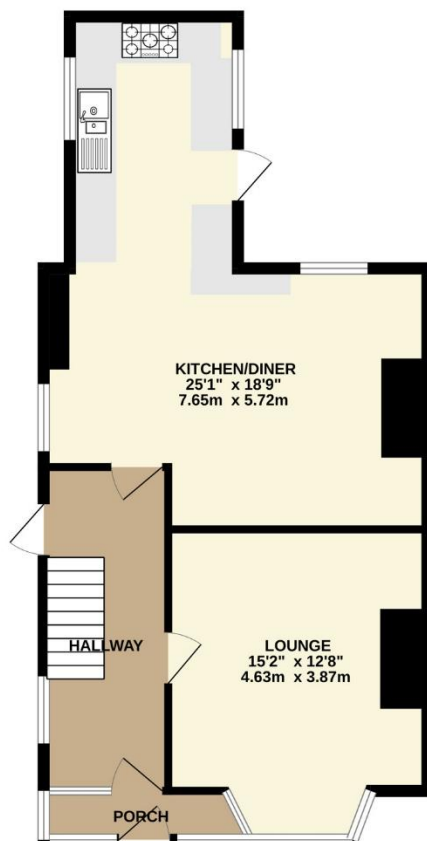
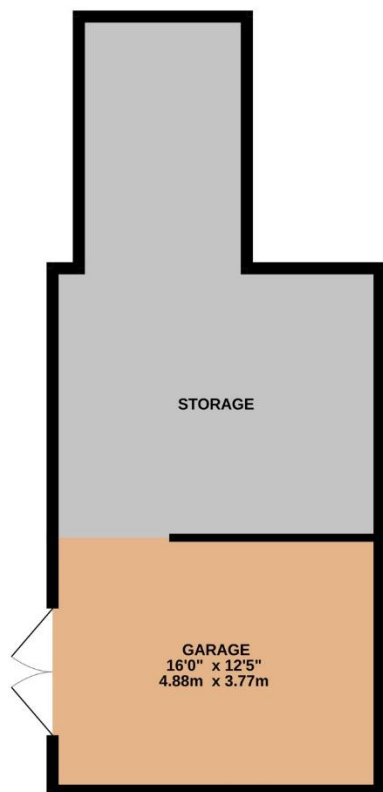
Practicality has also been carefully considered. The property benefits from secure off-road parking and a garage with lighting and ample storage space, in addition to an EV charging point, outside power supply and external water tap.

With its long-term ownership, evident standard of care, light-filled accommodation and particularly versatile layout, this is a home that has been genuinely cherished. Combined with the sunny corner-plot garden, excellent parking and storage provisions, it offers a wonderful opportunity for its next owners to make it their own.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 1953 sq.ft. (181.5 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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