



Falcon

01752 600444

41 Kingswood Park Avenue

Peverell, Plymouth, PL3 4NQ

Guide Price £300,000-£325,000





In Brief

A simply gorgeous 3 double bedroomed extended family home with attic bedroom

Reception Rooms Large living room and separate dining room

Bedrooms 3 Double bedrooms

Heating Gas central heating

Area 1306 sq ft

Tenure Freehold

Parking On street parking

Council Tax C

Description

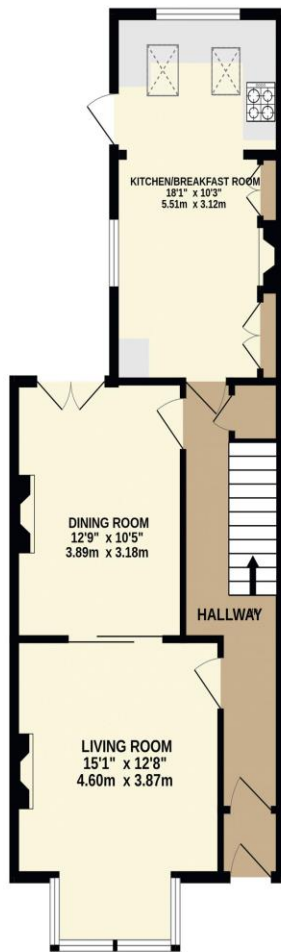
Located in this highly sought after road in the popular Peverell area is this beautifully presented and extended 3 double bedroomed family home. As you enter the house you will immediately see the character with the stripped wooden floorboards that run through to the reception rooms. The living room is wonderful, bright and sunny with a fabulous woodburner that was fitted in 2021 as a focal point. Sliding original doors open into the separate dining room which has a period style fireplace and double opening doors into the garden. To the rear of the house is the kitchen / breakfast room. This really is the heart to this lovely home with a good range of modern style fitted units with integral oven and hob and some original cupboards fitted to the recesses of the chimney breast. The room is finished with a tiled floor and two skylight windows to allow the light to flood in. Off the first floor landing to the rear of the house there is a large bathroom that has a w/c, wash hand basin and both a bath and a corner shower cubicle. There is a second separate w/c. Off the main landing there are two double bedrooms with the main bedroom spanning the full width of the house. A staircase from the landing takes you to the converted attic which offers the third bedroom. A really good space with two skylight windows. Through the front skylight you get a wonderful outlook towards Plymouth Sound. The property comes with gas central heating and upvc double glazing. Outside to the rear is a lovely enclosed courtyard garden which has an area laid to grass and also a patio. The garden is perfectly positioned to get the sun for most of the afternoon and evening. This really is a perfect family home that is well positioned close to some excellent facilities offered in Hyde Park and Mutley whilst the city center is easily accessible along with Central Park and the life center.

Need A Mortgage?

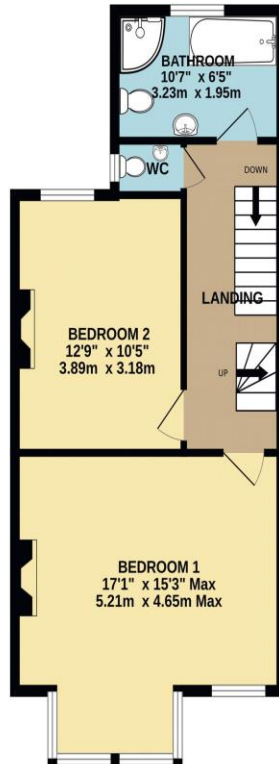
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Floor Plans

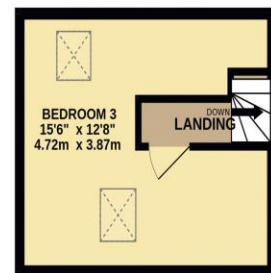
GROUND FLOOR
998 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
197 sq.ft. (18.3 sq.m.) approx.

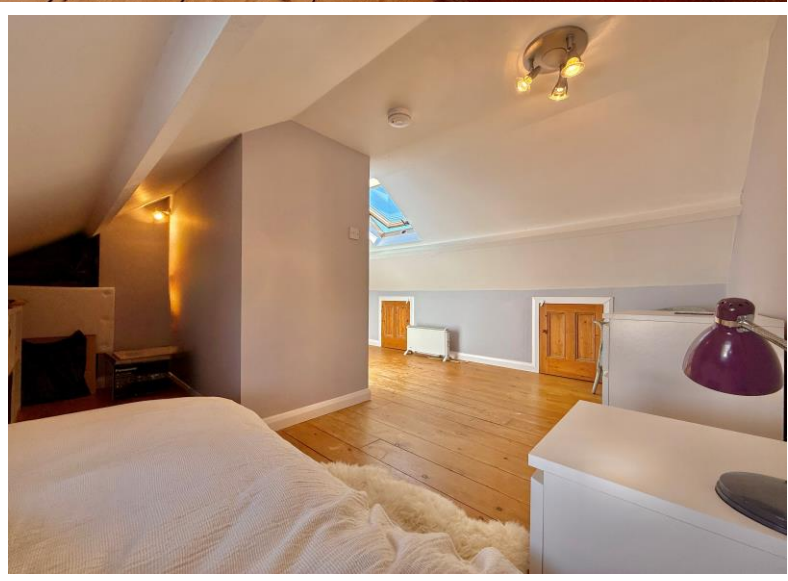


TOTAL FLOOR AREA: 1306 sq.ft. (121.4 sq.m.) approx.
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