



# Falcon

01752 600444

## 4 Westbourne Road

Peeverell, Plymouth, PL3 4LJ

Guide Price £325,000 - £350,000





## In Brief

### Stunning 3 Double Bed Home with Loft Suite & Stylish Finish Throughout

<b>Reception Rooms</b>	Fabulous living room with separate dining room	<b>Parking</b>	On street parking with outside store / former garage
<b>Bedrooms</b>	3 Double bedrooms	<b>Council Tax</b>	C
<b>Heating</b>	Gas central heating		
<b>Area</b>	1229 sq ft		
<b>Tenure</b>	Freehold		

## Description

Finished to an exceptionally high standard throughout, this beautifully presented three double bedroom family home is arranged over three floors and perfectly combines character features with stylish contemporary living. The impressive attic conversion further enhances the space, creating a superb and versatile home ideal for modern family life. The ground floor offers a welcoming layout, centred around a stunning, well-appointed kitchen that has been thoughtfully designed with both style and practicality in mind. It features a range of base units with attractive wooden worktops, a five-ring gas hob, mid-level self-cleaning oven, integrated dishwasher, and space for a fridge/freezer. A useful adjoining utility room adds further convenience. On the first floor there are two generous double bedrooms along with a beautifully fitted modern family bathroom, complete with WC, wash hand basin and bath, enhanced by the luxury of underfloor heating. The top floor hosts the impressive principal bedroom within the attic conversion — a particularly spacious and quiet retreat, complemented by a sleek contemporary ensuite shower room. The property benefits from gas central heating and uPVC double glazing throughout. Externally, the rear garden enjoys a sunny aspect and has been attractively landscaped to include a stylish decked seating area alongside low-maintenance artificial lawn — ideal for relaxing or entertaining. Steps lead down to a rear gate leading out to the rear service lane or a side door leading into the former garage, now a brilliant storage space which still has the garage door leading out to the service lane. Situated in one of Plymouth's most desirable residential areas, the property is within easy walking distance of the ever-popular Hyde Park Primary School, Central Park and the Life Centre. Plymouth city centre is also easily accessible, while Derriford Hospital is approximately three miles away, with straightforward transport links. This is a truly exceptional home offering high-quality finish, generous living space and a prime location — perfect for modern family living.

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# Floor Plans



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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