



# Falcon

01752 600444

## 29 Parker Road

Beacon Park, Plymouth, PL2 3EB

Guide Price £400,000-£425,000





## In Brief

**A simply beautiful 4 bedroomed extended semi detached family home with sunny garden**

**Reception Rooms** Large living room & Kitchen diner

**Bedrooms** 4 lovely bedrooms

**Heating** Gas central heating

**Area** 1380 sq ft

**Tenure** Freehold

**Parking** Off road parking spaces plus driveway!

**Council Tax** C

## Description

Located towards the head of this exclusive and highly desirable cul-de-sac is this extended 4 bedroomed semi detached 1930's family home. As you approach the house you will see that it offers a double parking spaces in front to the front plus a long driveway that runs down the side of the house. Off the reception hallway there is a gorgeous living room with a gas wood burner as a focal point. This room opens into the separate dining room / kitchen, a fabulous and large space that is the heart of this lovely home. The kitchen area is well fitted with a great range of stylish units with an integral oven and hob. There is a separate utility room with plumbing for the washing machine. Off the first floor landing there are three good sized bedrooms and a fabulous stylish family shower room with a walk in double shower. Off the second floor landing you have the main bedroom which has a magnificent en-suite bathroom that has a rolled edge bath as a focal point in the middle whilst also having a walk in shower cubicle. This really is a stylish addition to this gorgeous home. The rear of the house faces perfectly south west and so gets the sun throughout the day and evening whilst also having a lovely open outlook. The property comes with gas central heating and upvc double glazing. The rear garden is a good size and well enclosed and mostly laid to lawn with a patio seating area plus two outside storage cupboards. Beneath the house there is some more excellent storage space with a small door providing access to the basement storage area. The house is perfectly positioned close to some excellent schools whilst also being within easy reach of the city center and Central Park plus the Life Center.

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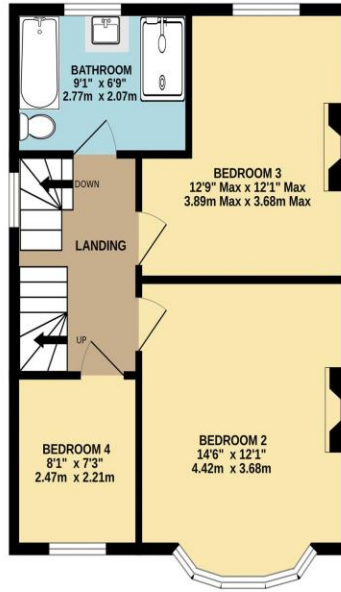
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# Floor Plans

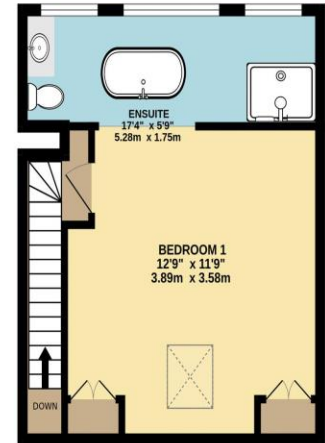
GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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