



Falcon

01752 600444

46 South Down Road
Beacon Park, Plymouth, PL2 3HW
£325,000





In Brief

Impressive 4-Bedroom Family Home with Fabulous South-Facing Garden and open view

Reception Rooms	Large living room with separate dining room	Parking	On street parking
Bedrooms	4 bedrooms with an attic conversion with ensuite.	Council Tax	C
Heating	Gas central heating		
Area	1230 sq ft		
Tenure	Freehold		

Description

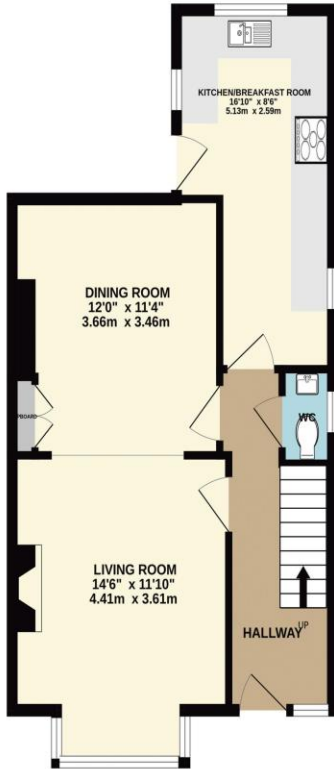
Situated in a highly sought-after and established residential area, this beautifully extended 1930s four-bedroom semi-detached family home combines period charm with stylish modern living. A welcoming hallway leads to an elegant living room featuring a character fireplace as its focal point, while an archway opens into the separate dining room with direct access to the delightful rear garden. The dining room flows seamlessly into the superb fitted kitchen, creating a spacious, family-focused heart of the home. The kitchen is well equipped with an integrated oven, hob and dishwasher. The first floor offers three bedrooms, comprising two doubles and a single, together with a contemporary family bathroom featuring a shower over the bath. A staircase rises to the impressive principal bedroom on the attic level, complete with a stylish en-suite shower room and a large rear dormer enjoying wonderful open views across neighbouring rooftops towards Plymouth Sound. Further benefits include gas central heating and uPVC double glazing. Outside, the generous south-facing rear garden is a real highlight, featuring a large patio seating area and an extensive lawn, perfect for families and entertaining. Excellent local amenities are close by, including Montpelier Primary School, Central Park and the Life Centre. A superb family home in a fantastic location.

Need A Mortgage?

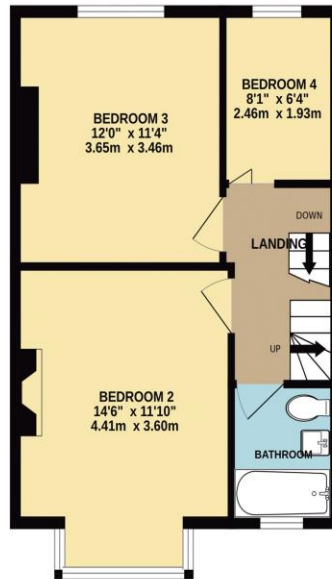
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Floor Plans

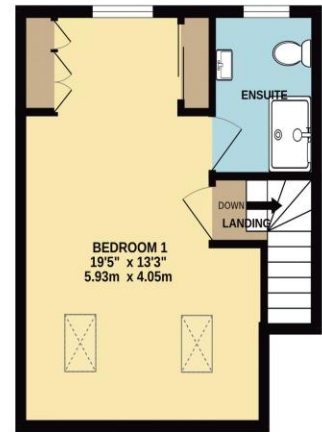
GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

