



Kilmar Street, Plymouth PL9 7FJ

welcome to

Kilmar Street, Plymouth

*** COMPLETE CHAIN ***

A fantastic opportunity to purchase this FOUR BEDROOM SEMI-DETACHED home situated over THREE FLOORS offering VERSATILE living arrangements. Boasting a master ENSUITE, TWO shower rooms and a CLOAKROOM and also a GARAGE and DRIVEWAY. Call Fox & Sons today!



Entrance Hall

A welcoming entrance hall providing access to the kitchen/diner and staircase rising to the first floor. Offering a pleasant first impression of the home, the space is both practical and inviting, with ample room for coats and footwear before leading through to the main living accommodation.

Downstairs Wc

Comprising a low-level WC and pedestal wash hand basin, this useful ground floor cloakroom also benefits from a radiator and a translucent double-glazed window to the front elevation, allowing natural light whilst maintaining privacy. A practical addition to the home, ideal for guests and everyday convenience.

Dining Room

A versatile dining room featuring a radiator and useful under-stairs storage cupboard, providing practical space for household items. Offering ample room for a dining table and chairs, the room is ideal for both everyday family meals and entertaining guests.

Kitchen

Fitted with a range of wall and base units incorporating an integrated dishwasher, stainless steel sink and drainer, electric oven with hob and extractor hood over. The kitchen also houses the gas boiler and benefits from a double-glazed window overlooking the rear garden, along with a double-glazed door providing direct access outside. A practical and well-equipped space, ideal for everyday cooking and household tasks.

First Floor Landing

A spacious first floor landing providing access to all first floor accommodation, with stairs rising to the second floor. Benefiting from a radiator, the landing serves as a central hub to the home and offers a light and practical space connecting each room.

Lounge

A bright and well-proportioned room benefiting from two Juliet balconies and an additional double-glazed window to the rear elevation, allowing an abundance of natural light to flood the space. A feature fireplace provides an attractive focal point, whilst a radiator ensures comfort throughout the seasons. The room offers a pleasant outlook to the rear and creates an ideal space for both relaxing and entertaining.

First Floor Shower Room

Comprising a pedestal wash hand basin, low-level WC and a spacious walk-in shower featuring glazed shower screening and contemporary wall tiling. The shower area provides a comfortable and practical bathing space, ideal for modern living. A translucent window to the front elevation allows natural light to enter whilst maintaining privacy, creating a bright and well-presented bathroom.

Bedroom Four

A well-proportioned bedroom benefiting from two double-glazed windows to the front elevation, allowing plenty of natural light to create a bright and airy feel. The room is further enhanced by a radiator for year-round comfort and offers ample space for bedroom furnishings, making it a versatile room suitable as a bedroom, guest room or home office.

Second Floor Landing

Doors to bedrooms 1,2 and 3 and the bathroom.

Bedroom One

A generous double bedroom enjoying a pleasant outlook to the rear via a double-glazed window. The room benefits from a fitted wardrobe, providing useful built-in storage, along with a radiator for year-round comfort. The accommodation is further enhanced by a private en-suite shower room.

Ensuite

Comprising a walk-in shower with glazed shower screen, pedestal wash hand basin with vanity mirror unit above, and a low-level WC. Well-presented and

practical, the en-suite offers convenience for modern living whilst complementing the principal bedroom accommodation.

Bedroom Two

A spacious double bedroom benefiting from two double-glazed windows to the front elevation, allowing an abundance of natural light to create a bright and welcoming atmosphere. The room also features a radiator for year-round comfort and offers ample space for a range of bedroom furniture, making it an ideal principal, guest or family bedroom.

Bedroom Three

A generously sized and naturally bright bedroom enjoying an attractive outlook to the rear via four double-glazed windows, which flood the room with natural light and make the most of the lovely views beyond. The room also benefits from a radiator for comfort and offers ample space for a range of bedroom furniture, creating a pleasant and relaxing retreat.

Rear Garden

The delightful south-facing rear garden provides an excellent outdoor space to enjoy throughout the day, benefiting from a sunny aspect ideal for relaxing and entertaining. The garden can be accessed via the side of the property and also enjoys direct access to the garage, offering excellent convenience and practicality. With ample space for outdoor seating, planting and family enjoyment, the garden creates a wonderful extension of the home's living accommodation.

Garage

A sizeable garage benefiting from a full electricity supply, providing excellent versatility for a variety of uses. Offering ample space for vehicle storage, a workshop area or additional household storage, the garage is a practical addition to the property and is easily accessible from the rear garden. In front of the



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welcome to Kilmar Street, Plymouth

- Four Bedrooms
- Situated Over Three Floors
- Enclosed Rear Garden
- Garage
- Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E



Total floor area 158.9 m² (1,710 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

£399,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104791 - 0003

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