



46 Ayreville Road, Beacon Park, Plymouth, Devon, PL2 2RA



Guide Price £280,000

Lang Town and Country are pleased to offer to the family this fantastic family home. Offering spacious accommodation and positioned in the highly regarded area of Beacon Park within walking distance to local convenience stores, Montpelier Primary school and a short distance away from Plymouth Life Centre and the local nature reserve at Ham Woods.

Introducing this extended three-bedroom semi-detached house, boasting an ideal layout for modern living. Step through the porch into the welcoming entrance hall leading to the cozy lounge with a gas fireplace and attractive bay window and traditional dining room. The heart of the home lies at the rear with the spacious kitchen/diner extension, designed for effortless entertaining and including a Hotpoint oven, grill, gas hob, dishwasher and space for a washing machine, complemented by an additional area with extra storage and space for a fridge freezer.

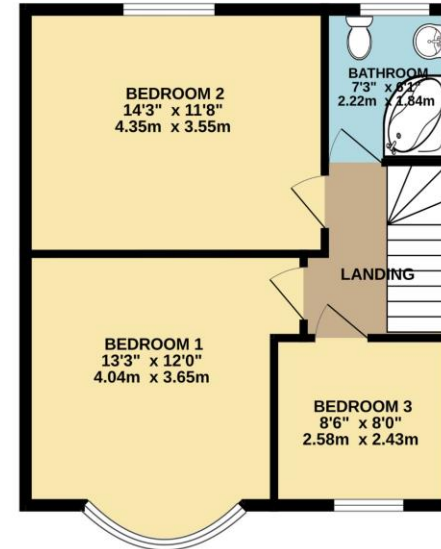
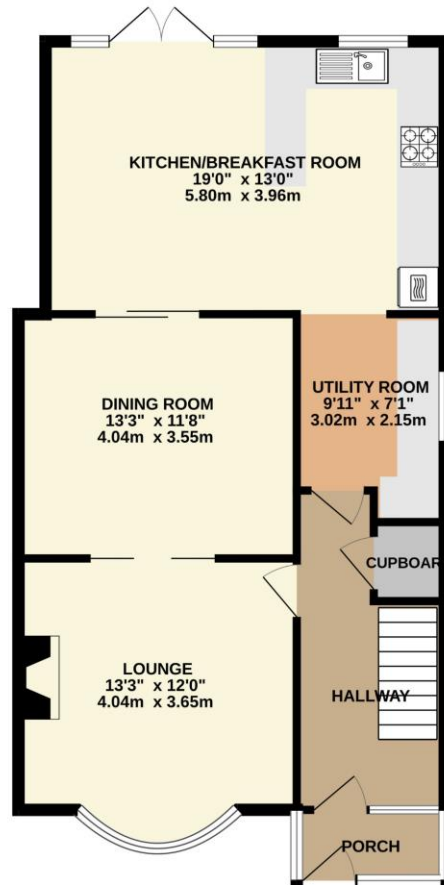
Stairs lead up to the first floor where you'll discover, three well-appointed bedrooms with bedrooms 1 and 2 benefitting from fitted wardrobes and a family bathroom comprising of a bath with a shower over, wash hand basin, heated towel rail and a WC.

Outside, enjoy off-street parking for 1 car at the front with ample on street parking, while the rear offers a level garden, predominantly laid with lawn and large patio slabs whilst there are well stocked raised flower beds. Additionally, there is a versatile outbuilding for storing garden equipment. Experience comfort and functionality in this inviting home perfect for any growing family.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA: 1249 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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