



Haddington Road, Stoke, Plymouth, Devon PL2 1RW

Offers in Region of **£400,000 FREEHOLD EPC:TBC**





Haddington Road

Stoke, Plymouth, Devon PL2 1RW

Gorgeous double fronted Georgian home with private south facing gardens, three reception rooms, conservatory & main en-suite shower room. Filled with an abundance of period features, utility room & open plan living space.

Council tax band: C

Tenure: Freehold

- Beautiful Double Fronted Georgian Family Home
- Four Bedrooms with Main En-Suite
- Private South Facing Garden
- Three Reception Rooms
- Wealth of Period Features Throughout
- Conservatory with Bi Fold Doors
- Large Utility Room with Additional Washing Room
- Four Piece Family Bathroom
- Feature Fireplaces & a Wood Burner
- Potential for Off Road Parking



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You enter the property into the porch, which has space for shoes and coats and a door leading into the entrance hall. The entrance hall has replacement wooden oak flooring, with stairs leading up to the first floor living accommodation and an under stairs storage cupboard. The entrance hall has a door opening onto the rear garden, plus access into the lounge, dining room and kitchen/breakfast room. The entrance hall is full of period features and is superbly presented. This sets the tone for the rest of the property.

The lounge and dining room are open plan, with an array of period features and access into to the conservatory. Both rooms have solid oak flooring, with the lounge having a wood burner installed. The conservatory is accessed via the dining room and has bi-folding doors which open out onto the rear garden. The conservatory has laminate flooring, with dual aspect windows and doors, plus a self cleaning glass roof.



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The kitchen/breakfast room has an array of period features, plus access into the utility room. The kitchen has an oven tower containing a single oven and an oven combi microwave plus an additional oven with a four burner gas hob above. There is an array of wall and base mounted units, complete with a work surface over and a Belfast sink and an under counter fridge. The breakfast room has a feature fireplace and is superbly presented. The utility room has a range of modern wall and base mounted units, complete with a work surface over and access out onto the rear garden. There is an integral dishwasher, with space for a fridge/freezer plus an American style fridge/freezer. The utility room leads through to an additional room, which has space for a washing machine and tumble dryer, which leads through to a downstairs cloakroom. The cloakroom has a boiler cupboard housing the combi boiler, a low level w/c and a hand wash basin to finish.





Upstairs, the first floor landing leads through to all four bedrooms and the family bathroom. There is a large window to the rear elevation, flooding the space with natural light. The main bedroom has two built in wardrobes and access into the en-suite. The en-suite has a walk in shower, low level w/c, hand wash basin and a heated towel rail to finish.

Bedrooms two and three are good size double bedrooms, with the fourth bedroom being a single room. Bedrooms one, two and three have feature fireplaces and an abundance of period features. The family bathroom has a large shower cubicle, a freestanding bath, low level w/c and a large wash hand basin. There is a heated towel rail and two obscured windows to the rear elevation to finish.

Outside

Externally the rear gardens are south facing with a large lawn and patio area. There is an array of mature plants and shrubs, with a hard paved area at the rear which could be used as off road parking. This is accessed via two large doors. The gardens are private with an outside storage cupboard to finish.

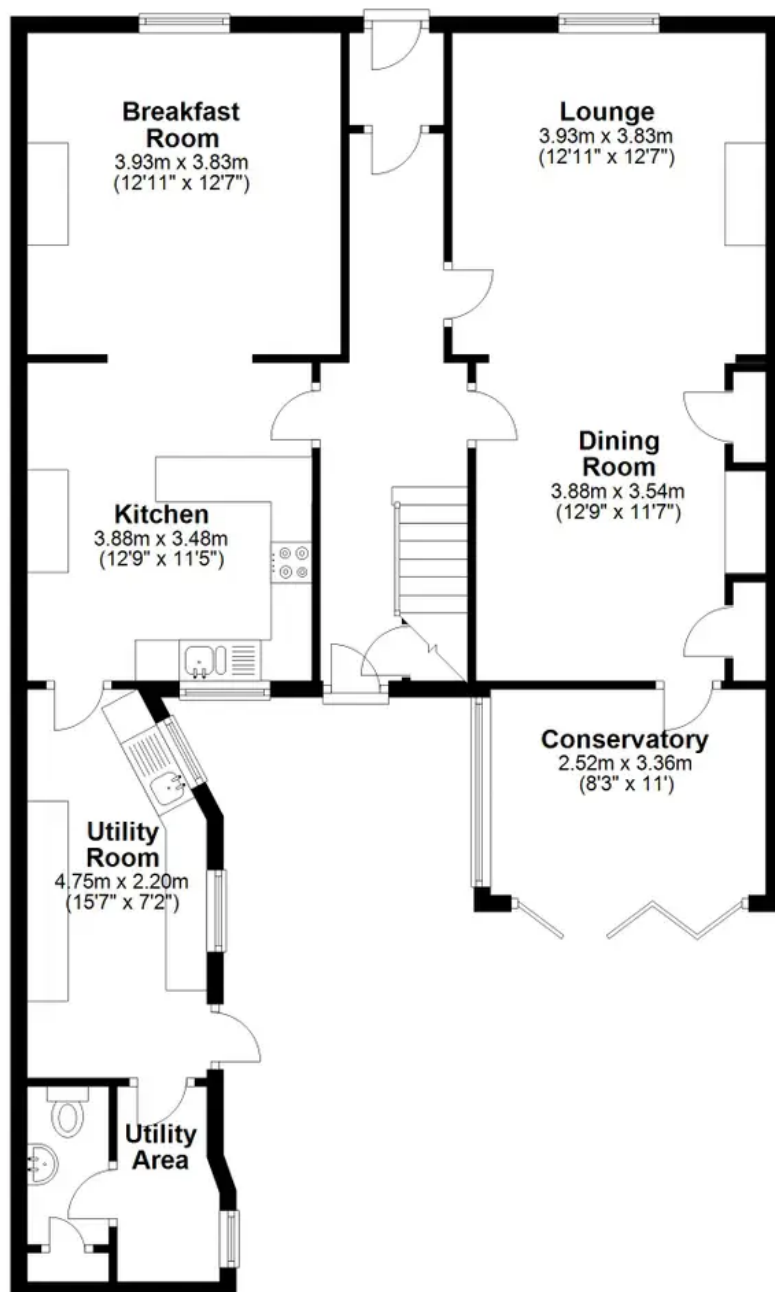
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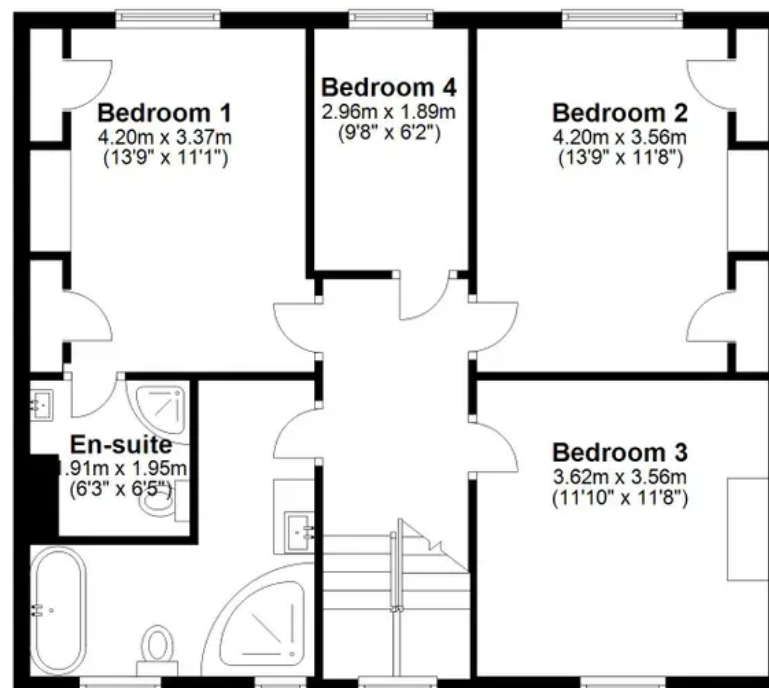
Ground Floor

Approx. 95.7 sq. metres (1030.4 sq. feet)



First Floor

Approx. 71.4 sq. metres (768.3 sq. feet)



Total area: approx. 167.1 sq. metres (1798.6 sq. feet)

Haddington Road, Stoke, Plymouth



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