



94 Knighton Road

St Judes, Plymouth, PL4 9DA

Price Guide £270,000



A stunning mid-terrace period family home in St Judes, which has been tastefully modernised by the current owners. The accommodation comprises vestibule, entrance hall, cloakroom, lounge, dining room, kitchen, 3 bedrooms & a shower room. To the rear is a south facing rear courtyard garden.



KNIGHTON ROAD, ST JUDES, PLYMOUTH, PL4 9DA

ACCOMMODATION

Entrance via a uPVC obscured lead light door which opens up into the vestibule;

VESTIBLE 3'10" x 3'3" (1.18 x 1)

Decorative tiling at dado height with wood panelling. Wooden door with obscured glazed panels which opens up into the entrance hall;

ENTRANCE HALL 15'8" x 5'10" (4.78 x 1.78)

Exposed wooden floorboards. Staircase rising to the first floor landing with under-stair storage cupboards. A further door through to the cloakroom, lounge & also an entrance into the dining room.

CLOAKROOM 5'8" x 3'6" (1.75 x 1.08)

Close coupled wc with hidden cistern & wash hand basin. Under-floor heating. Ceiling spotlights.

LOUNGE 12'3" x 14'1" into the bay (3.75 x 4.31 into the bay)

Feature fireplace with a wooden mantle & surround. Cast iron inset with decorative tiles & an open grate. uPVC double-glazed cupboards bay window to the front with fitted blinds. Exposed wooden floorboards. Picture rail. Coving & ceiling rose.

DINING ROOM 11'0" x 8'10" (3.36 x 2.71)

Exposed wooden floorboards. Twin storage units which are glazed on the top half to both chimney breast recesses. Ample space for a dining table. Square arch opening up through to the kitchen;

KITCHEN 13'8" x 7'8" (4.18 x 2.35)

Attractive Wren matching base & wall mounted units with integrated appliances: twin oven, full length separate fridge & freezer, dishwasher & washing machine. Worcester boiler concealed in wall unit. Roll-edge laminate work surface has inset Neff induction hob with an extractor hood over. 1.5 bowl sink unit with a mixer tap. Tiled splash-back. uPVC double-glazed window to the rear. Ceiling spotlights. Roof window. Under-floor heating with LVT flooring. uPVC double-glazed door which opens up out into the rear garden.

HALF LANDING

High level window. Staircase rising to the first floor landing & door leading into the shower room;

SHOWER ROOM 9'2" x 4'7" (2.8 x 1.41)

Attractive matching suite of a fitted shower cubical with twin shower heads both rainfall & handheld. Wash hand basin inset into vanity storage cupboards below. Close coupled wc with hidden cistern. Part-tiled walls. Heated towel rail. Vinyl flooring. Obscured uPVC double-glazed window to the rear. Extractor fan.

FIRST FLOOR LANDING

Doors leading off into the bedrooms. Fitted twin storage cupboards. Access hatch to roof void.

BEDROOM ONE 14'1" x 8'7" (4.31 x 2.64)

Sharps fitted wardrobes with overhead storage units running along one wall. uPVC double-glazed bay window to the front. Picture rail.

BEDROOM TWO 11'1" x 9'8" (3.4 x 2.97)

uPVC double-glazed window to the rear overlooking the garden. Picture rail.

BEDROOM THREE 7'11" x 6'6" (2.42 x 1.99)

uPVC double-glazed window to the front. Picture rail.

OUTSIDE

To the rear we have an enclosed south-facing courtyard garden which provides a nice enclosed seating area.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

