



## 41 Brancker Road

Beacon Park, Plymouth, PL2 3DW

Offers Over £300,000



A beautifully presented semi-detached family home in Beacon Park situated in a popular area of Plymouth with close links to the sought after schools close by & easy access into Plymouth. The accommodation comprises an entrance hall, cloakroom, lounge, dining room, snug, & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. There is a front & enclosed west facing rear garden with a composite decked area, section of lawn & a further seating area to enjoy.



## BRANCKER ROAD, BEACON PARK, PLYMOUTH, PL2 3DW

### ACCOMMODATION

Entrance via a uPVC double-glazed door which opens into the porch.

### PORCH 6'9" x 2'1" (2.07 x 0.65)

Decorative tiled floor. uPVC double-glazed windows to the sides & front. A wooden door with obscured leaded light glazed panel opens into the entrance hall.

### ENTRANCE HALL 16'7" x 6'0" (5.07 x 1.85)

Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading to the cloakroom, lounge & dining room. Dado rail. Single-glazed stained glass window with leaded light panels looks into the porch.

### CLOAKROOM 4'4" x 2'5" (1.34 x 0.76)

Matching suite of close coupled wc, wash hand basin inset into high gloss vanity storage cupboards below. Obscured uPVC double-glazed window to the side. Extractor fan. Shelving.

### LOUNGE 14'11" x 12'1" maximum into the bay (4.55 x 3.69 maximum into the bay)

Decorative feature fireplace with wood mantle & timber surround. uPVC double-glazed bay window to the front. Covings. Twin sliding wooden doors open into the dining room.

### DINING ROOM 12'8" x 11'1" (3.88 x 3.38)

Feature fireplace with wood mantle & surround. Covings. Ample space for a dining table. uPVC double-glazed window looking out to the rear garden. A square arch opens into the snug area.

### SNUG 9'0" x 7'1" (2.76 x 2.16)

uPVC double-glazed window to the side. Covings. Door opens to the kitchen.

### KITCHEN 10'10" x 7'11" (3.31 x 2.42)

Attractive modern base & wall mounted units to include integrated fridge/freezer, washing machine & oven. Roll edge quartz work surfaces have inset 4 ring stainless steel Neff hob with a stainless steel extractor hood over. Ceramic 1.5 bowl sink unit with mixer tap & tiled splash-back. Dual aspect with uPVC double-glazed window to the side & rear. Wood effect laminate flooring. uPVC double-glazed door opening to the rear garden.

### FIRST FLOOR LANDING 8'9" x 7'1" (2.67 x 2.16)

Obscured uPVC double-glazed bay window to the side. Access hatch to roof void. Doors leading to the bedrooms & bathroom.

### BEDROOM ONE 14'11" x 11'2" maximum (4.57 x 3.41 maximum)

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

### BEDROOM TWO 12'10" x 11'2" (3.93 x 3.41)

uPVC double-glazed window to the rear overlooking the garden. Door to airing cupboard housing the Ideal logic boiler with shelving. Overhead storage unit. Picture rail.

### BEDROOM THREE 8'3" x 7'0" (2.53 x 2.15)

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

### BATHROOM 8'2" x 7'0" (2.5 x 2.15)

Attractive matching suite of L shaped bath with fitted shower over, wash hand basin inset into high gloss vanity storage cupboards below, close coupled wc with hidden cistern & white high gloss storage cupboard with pull out drawer to one side. Part tiled walls. Chrome heated towel rails. Dual aspect with uPVC obscured double-glazed window to the side & rear. Ceiling spotlights. Extractor fan. Wall mounted mirrored medicine cabinet. Tiled effect laminate wood flooring.

### OUTSIDE

The property is approached via a pedestrian wrought iron gate which gives access to a paved path leading to the front door. This is bordered on one side via a flower bed with inset shrubs & plants, the other side by a section of stone chippings with curved flower beds to each corner. There is a shared drive between the 2 properties.

### GARDEN

To the rear an enclosed garden which consists of a composite decked seating area overlooking the main section of garden. Steps lead down from the composite decked area to a paved path, which bisects the garden. A door leads to a purpose built storage shed which has plumbing, butler sink & electricity. A gate gives access to the shared driveway. A section of lawn to one side with a further concrete patio area. Timber shed standing towards the rear boundary.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES PLYMOUTH

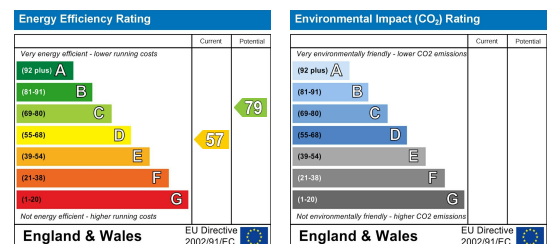
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

## Energy Efficiency Graph



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