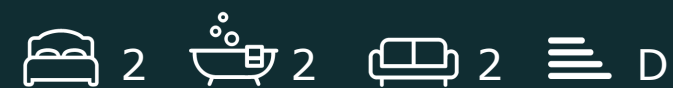




DC
LANE

SELL • LET • MANAGE

First Avenue, Plymouth, PL1 5QF
£250,000 Freehold





First Avenue

Plymouth, PL1 5QF

- Mid Terraced Family Home
- Further Spacious Loft Room
- Open Plan Living Rooms
- Luxury Bathroom
- No Onward Chain
- Two Double Bedrooms
- Popular Stoke Location
- Master With En Suite
- Low Maintenance Courtyard
- Council Tax Band B

DC Lane are delighted to present this spacious and sympathetically modernised property offering stylish and comfortable living tucked away in a quiet backwater in popular Stoke within walking distance to the waterfront, Royal William Yard, City Centre and within easy access to the A38 and major routes. Boasting excellent transport links with buses and Stoke railway station a short walk away the property also has access to green spaces with the historic Devonport Walk within strolling distance.

Entry into the welcoming hallway with elegant stripped floorboards and exposed brick wall leads into the open-plan living and dining room with further wooden flooring, contemporary radiators and a striking feature fireplace, creating a warm and welcoming atmosphere opening into a sun room which leads out to the garden. The spacious modern fitted kitchen has plentiful cabinets with integrated dishwasher and is complemented by a separate utility area with WC.

Upstairs, the master bedroom benefits from built-in wardrobes and a well appointed en suite shower room boasting a double shower cubicle, while a second generously sized double room provides additional accommodation. A large family bathroom completes the first floor, featuring a walk-in shower and a luxurious free-standing oval bath.

The loft has been thoughtfully converted into a substantial additional room, offering versatile space ideal for a home office or studio with velux window and ample under eaves storage. Externally there is a charming rear courtyard, perfect for low-maintenance outdoor living.

Flooded with natural light throughout, with no onward chain and located in an enviable location this wonderful family home must be viewed to be fully appreciated.

£250,000



Ground Floor

| | |
|--------------|-----------------------------|
| Lounge | 12'2" x 11'9" (3.71 x 3.59) |
| Dining Room | 10'0" x 12'0" (3.07 x 3.68) |
| Sun Room | 4'7" x 9'6" (1.40 x 2.92) |
| Kitchen | 10'2" x 10'0" (3.10 x 3.05) |
| Utility Area | |
| Cloakroom WC | 4'11" x 4'8" (1.51 x 1.43) |

First Floor

| | |
|----------|------------------------------------|
| Bedroom | 10'9" x 11'8" (3.29 x 3.57) |
| En Suite | 5'1" x 7'10" (1.57 x 2.41) |
| Bedroom | 9'10",49'2" x 12'1" (3,15 x 3.70) |
| Bathroom | 9'10",150'11" x 9'6" (3,46 x 2.92) |

Second Floor

| | |
|-----------|-----------------------------|
| Loft Room | 16'4" x 14'8" (4.98 x 4.49) |
|-----------|-----------------------------|





Directions

From the DC Lane office head along Mutley Plain
Turn left onto Ford Park Rd 0.5 mi Continue onto
Central Park Ave 0.3 mi At Pennycomequick
Roundabout, take the 3rd exit onto Stuart Rd
0.3 mi At the roundabout, take the 1st exit onto
Wilton St 0.4 mi Continue onto Paradise Rd 0.4
mi Turn left onto Kings Rd 0.2 mi Turn left onto
Corea Terrace 141 ft Turn right onto Rectory Rd
207 ft Turn left onto First Ave and the property
can be found on the left.

Council Tax Band: B

Scan for Material Information





Floor Plans

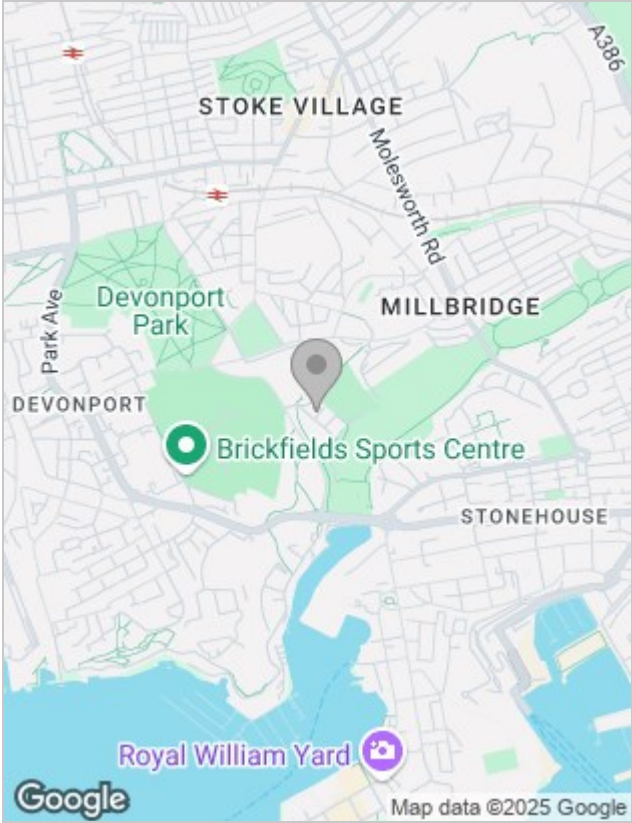


Viewing

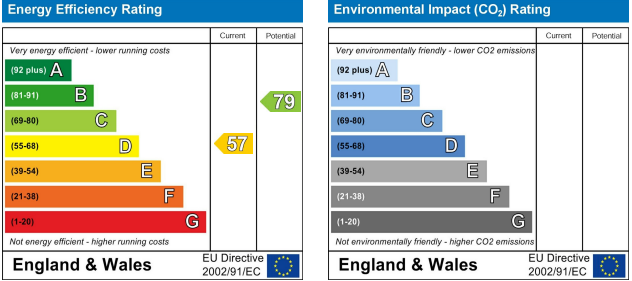
Please contact our DC Lane 2 Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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