



## Rayners Franklyns, Plymouth, Devon PL6 5JG

In Excess of £500,000 – FREEHOLD





## Rayners Franklyns

Plymouth, Devon PL6 5JG

Beautiful 1920's Detached family home, located in a quiet cul-de-sac, set on a large, private plot, with landscaped rear gardens & open plan living space. Complete with three double bedrooms, kitchen/dining room, lounge, ample off road parking, home gym & a garage.

- Three Double Bedroom Detached 1920's Family Home
- Refurbished to a Beautiful Standard
- Open Plan Kitchen/Dining Room
- Lounge
- Superb Shower Room & Downstairs Cloakroom
- Large, Private Landscaped Rear Gardens
- Garage & Ample Off Road Parking
- Outside Gym/Home Office
- Quiet Residential Cul-De-Sac
- Viewing Highly Advised





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You enter the property into the porch, which has a door leading into the entrance hall. The entrance hall has doors leading into the lounge, downstairs cloakroom and the kitchen/dining room, with stairs up to the first floor living accommodation. The cloakroom has an obscured windows to the rear elevation, a low level w/c, hand wash basin and heated towel to finish.

The lounge has a large bay window to the front elevation, complete with a living flame gas fire. The lounge is superbly presented and is a great size. The kitchen/diner has a large bay window to the front elevation, with a multi fuel burner and a superbly equipped kitchen. There are French doors opening out onto the rear gardens. The breakfast bar creates a natural divide between the rooms, with the kitchen having range of wall and base mounted units complete with a Quartz work surface over. There is a wide range of integral NEFF appliances, including a five ring induction hob with extraction hood over, a two ring gas hob and a double oven. There is an integrated wine fridge and space for a freestanding American style fridge/freezer.







Upstairs, the first floor landing leads through to all three bedrooms, the airing cupboard and shower room. The main bedroom has a large bay window to the front elevation, offering panoramic views over the city. There is a fitted wardrobe.

Bedroom two is also a good double size, with a large bay window to the front elevation with similar views over the city. Bedroom three is a smaller double bedroom with a window to the rear elevation. The shower room has a luxurious feel, with a walk in shower, a low level w/c and a hand wash basin. There is a large mirror, a heated towel rail, an obscured window to the side elevation and tiled splash backs and floor to finish.







## Outside

Externally, the garage has an up and over door, with a range of fitted cupboards, the boiler, a window to the rear elevation and a door out onto the rear gardens.

The rear gardens have been landscaped, with a large lawn and a large patio area. There is a large home office/gym which has power and lighting and an additional summer house. The property has parking for three vehicles on the block paved driveway.

## Garage

Single Garage

## Off Road

3 Parking Spaces

Council tax band: E

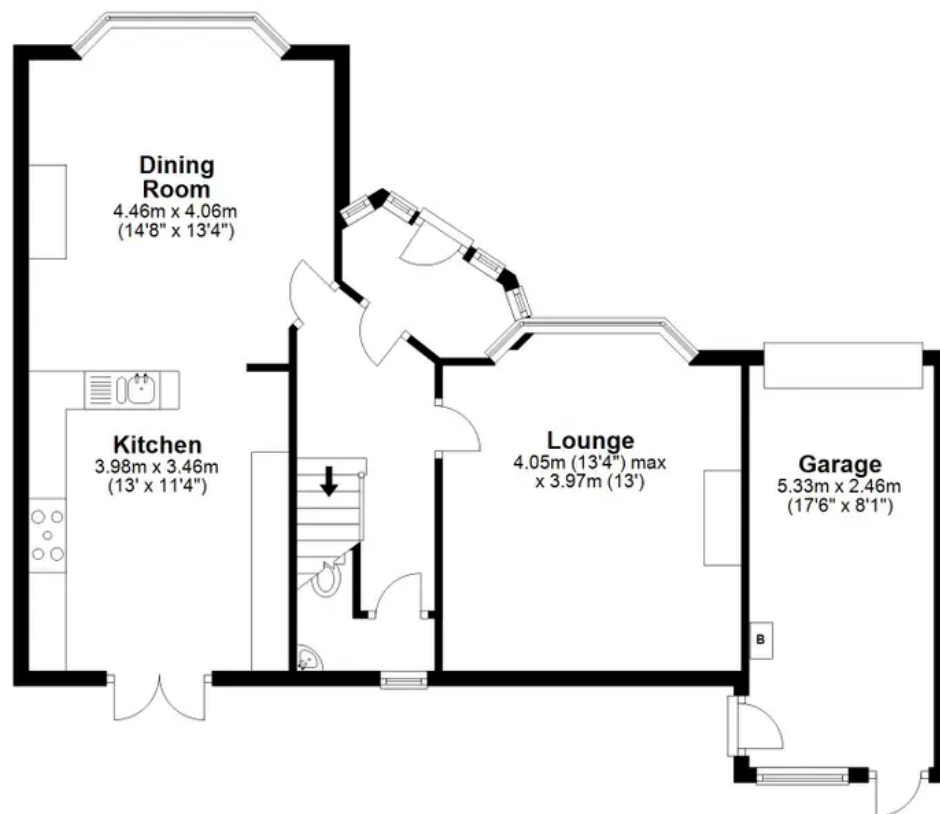
Tenure: Freehold





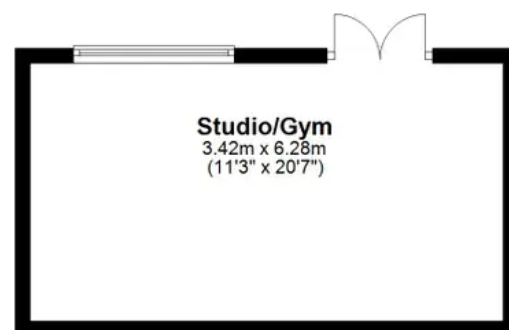
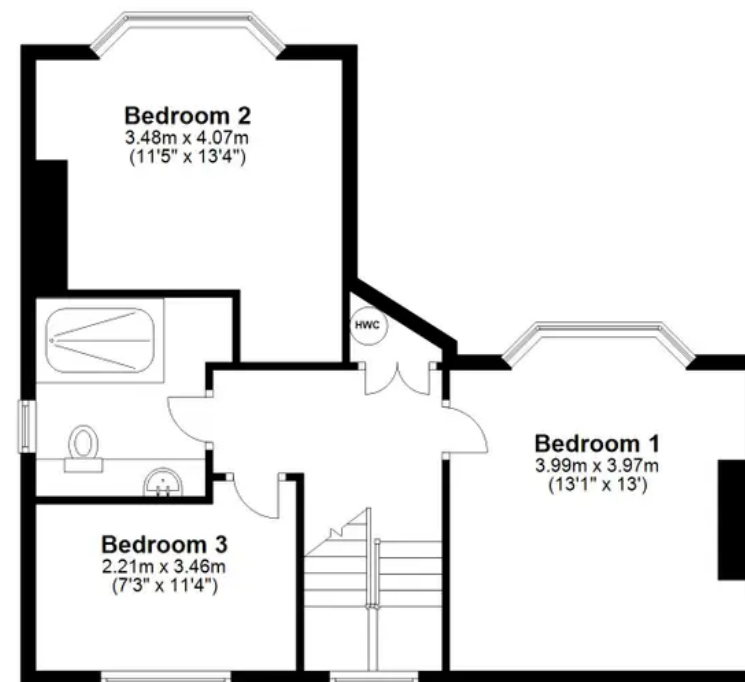
### Ground Floor

Approx. 94.4 sq. metres (1015.8 sq. feet)



### First Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



Total area: approx. 150.4 sq. metres (1619.3 sq. feet)

**Franklyns, Derriford, Plymouth**





## Atwell Martin

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