



## Offers in excess of £210,000

Tucked away in the popular residential area of Honicknowle, this beautifully presented modern three-bedroom terraced home on Warwick Orchard Close offers a superb blend of comfort, style, and practicality—perfectly suited to family living. Set across two well-proportioned floors, the ground level features a bright and spacious open-plan lounge and kitchen area measuring 5.45m x 4.48m (17'11" x 14'8"). This sociable living space is ideal for both everyday family life and entertaining, with a contemporary fitted kitchen and direct access to the generous, level rear garden—a true highlight of the home. Upstairs, the property offers three bedrooms: a well-sized principal bedroom, a second double room with a side aspect, and a third bedroom ideal for a nursery, home office, or guest space. A modern family bathroom completes the upper floor. Externally, the home boasts a beautifully maintained rear garden that offers excellent outdoor space for children, pets, or alfresco dining. A good-size garage in a nearby block provides secure parking or additional storage, a valuable asset for any homeowner. Presented in excellent condition throughout, this is an ideal purchase for families, first-time buyers, or those seeking a move-in-ready home in a convenient location with excellent local amenities and transport links nearby.



## Warwick Orchard Close, Honicknowle, PL5 3NZ

### Area

Honicknowle is a thriving residential suburb of Plymouth, offering an excellent balance of convenience and community. Warwick Orchard Close benefits from a peaceful cul-de-sac position while remaining close to a range of key amenities.

Families are well catered for with several highly regarded primary and secondary schools nearby. Local shops, supermarkets, and takeaways are within easy reach, while the nearby Transit Way retail park adds further shopping convenience.

Transport links are strong, with easy access to the A38 Devon Expressway and regular bus services connecting to Plymouth city centre. Derriford Hospital and Plymouth University are both easily accessible, making this a great location for professionals and families alike.

For leisure, Central Park, Home Park stadium, and the nearby countryside offer green spaces, sport, and recreation, while Plymouth's historic waterfront and city centre amenities are only a short drive away.

### Accommodation Comprises

Ground Floor:

Lounge/Kitchen Area: 5.45m x 4.48m (17' 11" x 14' 8")

Spacious open-plan layout

Contemporary fitted kitchen with integrated cooking zone

Direct access to the rear garden

Ample space for lounge and dining setups

Understairs storage

First Floor:

Bedroom 1: 3.58m x 2.64m (11' 9" x 8' 8")

Bright double bedroom with front-facing window

Bedroom 2: 2.96m x 2.53m (9' 9" x 8' 3")

Side-facing double bedroom, ideal as a main or guest room

Bedroom 3: 2.69m x 1.75m (8' 10" x 5' 9")

Ideal single bedroom, nursery, or home office

Bathroom: 1.77m x 2.63m (5' 10" x 8' 7")

Family bathroom with full suite and contemporary tiling

Landing: Provides access to all rooms with natural light

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



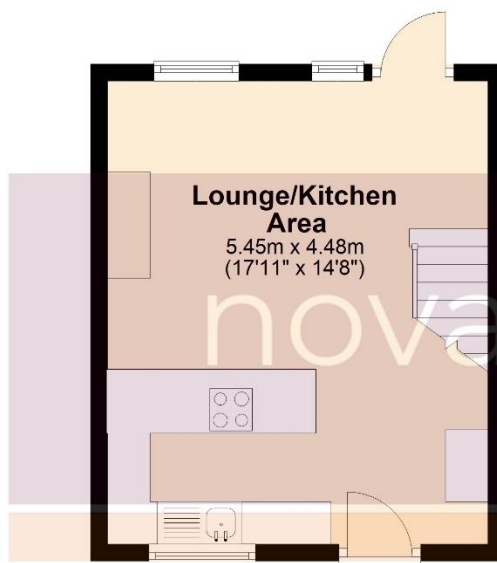








## Ground Floor



## First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%**  
FEE

**0<sup>WK</sup>**  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

**NO SALE  
NO FEE**

