



Asking Price £210,000

A beautifully presented modern two-bedroom home, set on a level plot with driveway parking and a generous, enclosed rear garden. Conveniently positioned close to local schools, parks, and amenities, this property is ideal for first-time buyers, downsizers, or investors seeking a stylish, low-maintenance home in a sought-after residential area. The property offers a bright and welcoming entrance hall leading through to a spacious lounge with contemporary décor, soft neutral carpets, and a front-facing window providing excellent natural light. The dining room, with French doors opening to the garden, creates a seamless indoor-outdoor flow — perfect for entertaining or relaxing. The modern fitted kitchen features a range of sleek units with integrated oven, gas hob, tiled splashbacks, and space for appliances, all overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms, including a generous double with ample room for wardrobes and furniture, and a comfortable second double bedroom suitable for guests, children, or a home office. The family bathroom is attractively finished with a white suite, shower-over-bath, and natural light from a large frosted window. Externally, the home benefits from private driveway parking to the front and a lovely rear garden with paved patio area, level lawn, established borders, and garden shed — ideal for outdoor dining and family life.

Blackthorn Close, Plymouth, PL5 2LD

Accommodation Comprises

Ground Floor

Hall: Welcoming entrance hall with window, neutral décor, and carpet flooring.

Lounge (3.54m x 3.97m / 11`7" x 13`): Bright living space with front window, neutral walls, and modern finish.

Dining Room (2.55m x 2.77m / 8`4" x 9`1"): Accessed from the lounge with French doors opening to the garden, perfect for entertaining.

Kitchen (2.55m x 2.19m / 8`4" x 7`2"): Modern fitted kitchen with integrated oven, gas hob, circulation hood, tiled splashbacks, and garden outlook.

First Floor

Bedroom 1 (3.12m x 4.04m / 10`3" x 13`3"): Spacious double bedroom with built-in storage potential and front-facing window.

Bedroom 2 (2.96m x 2.77m / 9`8" x 9`1"): Comfortable second bedroom ideal for guests, children, or office use.

Bathroom: White three-piece suite with shower-over-bath, WC, basin, tiled surrounds, and frosted window.

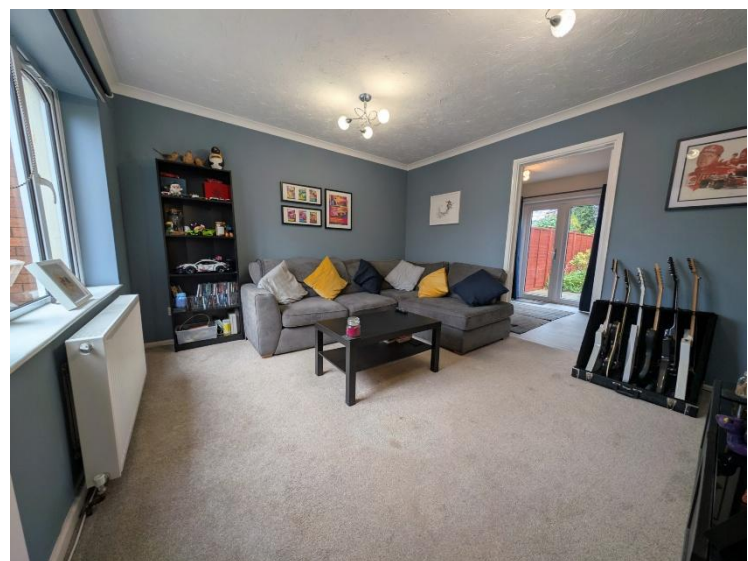
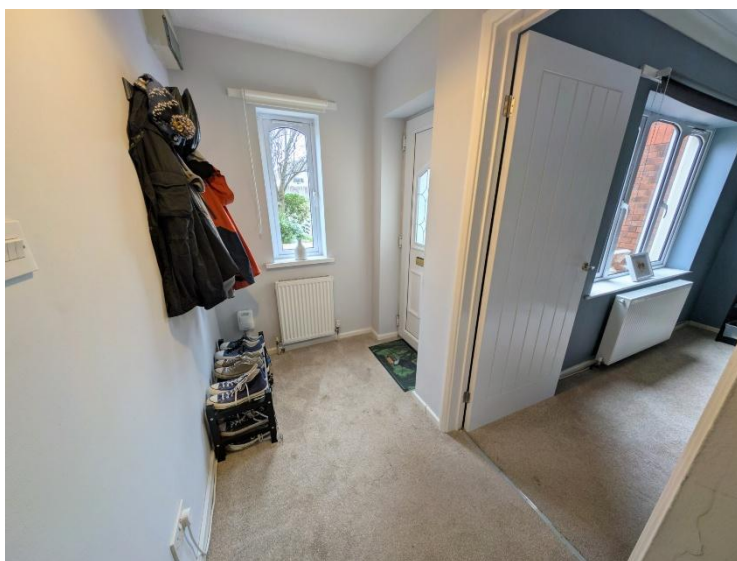
Exterior

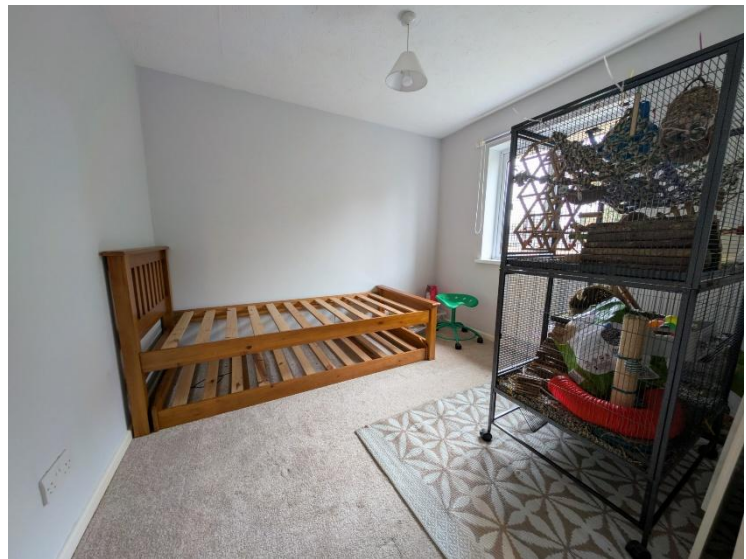
Front: Private driveway providing off-road parking.

Rear Garden: Level and enclosed with patio area, lawn, established plants, garden shed, and side access.

Viewing Arrangements

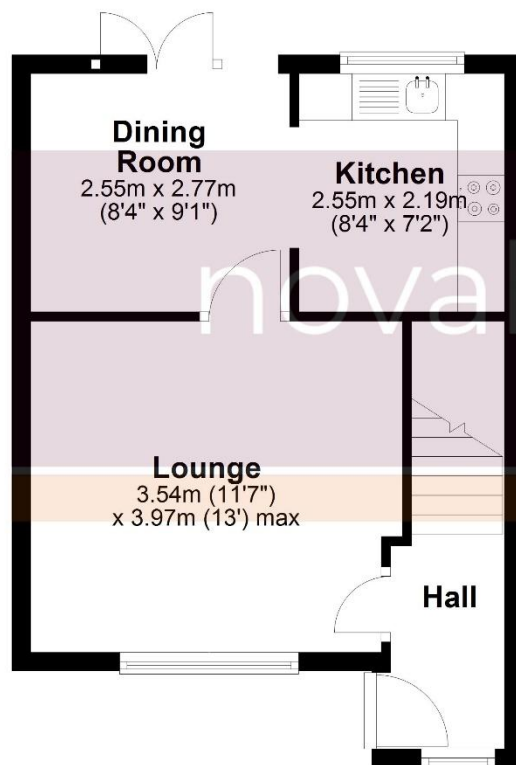
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



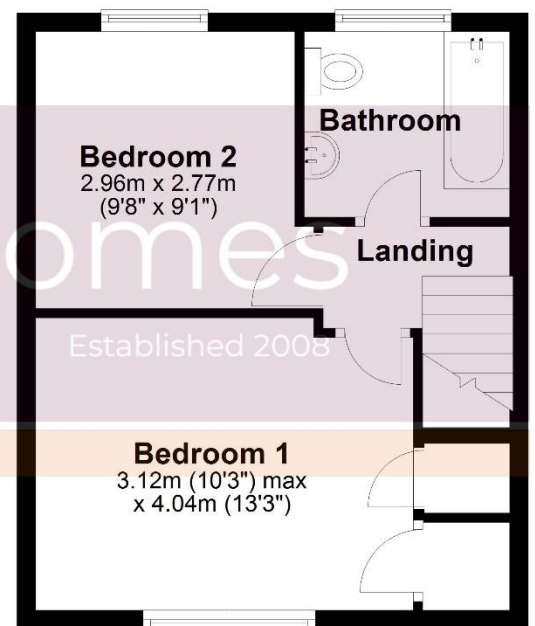




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

