



Asking Price £320,000

This beautifully presented three-bedroom period family home is ideally situated on the highly sought-after Bickham Park Road in Peverell, just a short distance from excellent local amenities, reputable schools, and the open green spaces of Central Park. Sympathetically modernised by the current owner, the property effortlessly blends contemporary styling with an abundance of original character features, creating a warm and inviting home perfectly suited to modern family living. Upon entering, a welcoming hallway showcases attractive detailing including panelling and original staircase features, setting the tone for the accommodation throughout. The bay-fronted lounge is a superb living space, filled with natural light and centred around a charming period fireplace with decorative surround, providing a focal point that enhances the room's character. To the rear, the property opens into a stunning open-plan kitchen/dining space, thoughtfully designed to create a sociable hub of the home. The kitchen offers a range of modern units, generous worktop space and a breakfast bar, while the dining area enjoys direct access to the rear courtyard via French doors perfect for indoor-outdoor living and entertaining. A useful ground floor WC completes the downstairs accommodation. Upstairs, the first floor hosts three well-proportioned bedrooms, including a generous principal bedroom with bay window, a second comfortable double, and a versatile third bedroom ideal as a nursery, home office or guest room. The accommodation is serviced by a stylish and contemporary family bathroom. Externally, the property benefits from a generous, low-maintenance rear courtyard garden, designed for ease of upkeep while still providing ample space for seating, entertaining, and outdoor enjoyment. This is a fantastic opportunity to acquire a characterful yet modernised home in one of Plymouth's most desirable residential areas.

Bickham Park Road, Peverell, PL3 4QL

Accommodation Comprises Ground Floor

Entrance Hall

Welcoming hallway with decorative panelling, staircase to first floor and access to principal rooms.

Lounge

5.18m (17`) into bay x 3.63m (11` 11")

Bright bay-fronted reception room with high ceilings, original features and a period fireplace with decorative surround.

Dining Area

4.32m x 2.72m (14` 2" x 8` 11")

Open-plan with kitchen, ideal for family dining and entertaining, with French doors leading to the rear garden.

Kitchen

5.89m x 2.50m max (19` 4" x 8` 3")

Modern fitted kitchen with ample storage, work surfaces, breakfast bar and direct access to the garden.

WC

Ground floor cloakroom with low-level WC and wash hand basin.

First Floor

Bedroom 1

5.16m (16` 11") into bay x 3.28m (10` 9")

Spacious principal bedroom with bay window and ample space for storage.

Bedroom 2

4.33m x 3.04m (14` 2" x 10`)

Well-proportioned double bedroom overlooking the rear.

Bedroom 3

2.61m x 1.95m (8` 7" x 6` 5")

Ideal as a nursery, home office or single bedroom.

Bathroom

2.86m x 2.19m (9` 5" x 7` 2")

Stylish suite comprising panelled bath with shower over, wash basin and WC, finished with contemporary tiling.

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.

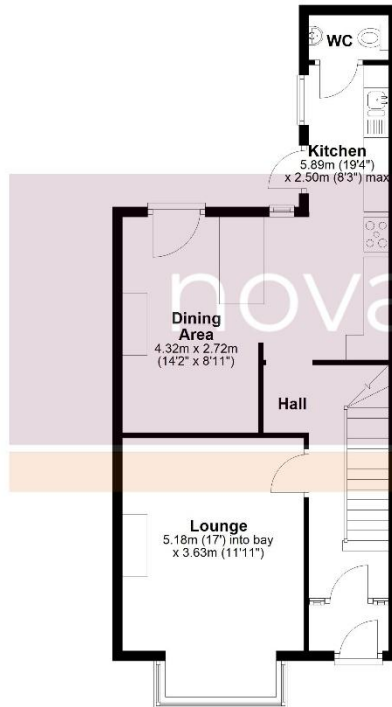




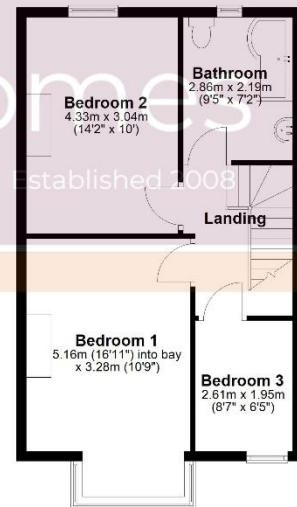


Ground Floor

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



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

