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46 Molesworth Road | Stoke | Plymouth | PL1 5PD

Offers In Excess Of: £330,000

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DESCRIPTION

This beautiful period property presents a fantastic opportunity to live in a secluded sought after residential area of Plymouth.

Situated close to Stoke Village a stone throw away from local amenities, bus routes and is only 1.5 miles from Plymouth's City centre.

The property its self-benefits from two off road parking spots, arranged by the street's management committee and controlled by residents permits.

The building itself is Grade 2 listed and has retained many of its original ornate features.

As you walk through the front door into the porch area, you are greeted by a lovely traditional stained glass door that opens into a large and spacious hallway. Off the hallway there are two doors to the left leading into a wonderful large lounge with oversized bi - folding doors giving access to the separate dining area. Each room is tastefully decorated to a high standard with solid American Oak flooring. Each room benefits from a traditional feature fireplaces as well as immaculately preserved ceiling roses.

Back into the hallway there is ample under stair storage as well as a downstairs 2-piece Washroom. The hallway also provides access to the rear garden and at the far end the door leads into the large open plan family kitchen.

The kitchen itself is large enough to fit an additional dining room table as well as boasting a centre piece island and lovely five-piece ring cooker / oven. The kitchen has a fully fitted and usable feature fire place. There is also the additional benefit of separate laundry / utility room. To the rear of the kitchen there is a stable style door that also allows access to the large rear garden.

The garden is approximately 20ft x 25ft and has a bountiful lawned area as well as a paved area wrapping around the side of the kitchen in an L shape and provides a great space for any sun worshipper.

The first-floor benefits from a split-level effect that offers, to the rear, a large double bedroom with a beautiful feature fireplace. There is also an additional family bathroom adjacent from the shower room as well as plenty of original and beautifully crafted storage cupboards.

On the opposite side of the split-level landing there is access to another large double bedroom.

Decorated in natural and simple colours the bedroom is open, light and airy and benefits from a feature fireplace.

The master Bedroom is situated at the front of the property and spans the full 20ft (approx) width of the property. With the most elegant feature fire place there are also window seats in the large bay window. On the third floor there are two more large double rooms one of which is currently been used as an office / gym. The other of which again spans the full width of the property and boast an impressive floor space.

This property is in a sought-after location set back off the road and is beautifully presented throughout. Please be advised there is no onward chain. The vendors are looking to relocate after spending an amazing 18 years in this sophisticated and elegant family home.

We understand there is a nominal ground maintenance fee paid for by the vendor for the maintenance of the front parking area that is of £50-£100 per year. Each house in the row pays this amount to maintain the parking/grassed area. The property has two loft spaces that are boarded out, but have no loft ladder access.



- 5 Double Bedrooms
- Spectacular Period Features Throughout
- Spacious Kitchen complete with Island Counter
- 2 Reception Rooms
- Original Working Fire Places
- Large Rear Garden