



111 Knighton Road, St Judes, Plymouth, Devon, PL4 9DA

# Guide Price £260,000



Set near the end of a quiet no-through road, this charming property combines a peaceful setting with exceptional convenience, being within walking distance of the city centre and just a one-minute stroll from Tothill Park, where you'll find a tennis court, bowls green, and a children's play park.

The accommodation is well-proportioned and arranged over two floors. On the ground floor, a welcoming hallway leads through to a spacious lounge featuring a bay window that fills the room with natural light. The dining room sits centrally, providing an ideal space for entertaining, while the kitchen/breakfast room to the rear offers a practical layout with direct access to the outside. The kitchen is a fantastic size and has ample worktop space along with kitchen units for storage. There is space for free standing white goods.

Upstairs, the property comprises three bedrooms, including two generous doubles and a third room suitable as a single bedroom, nursery, or home office. An exceptional family bathroom is also located on this level and comprises of a free-standing bath with both rainfall shower and handheld, heated towel rail, wash hand basin and a WC.

The home retains an abundance of period character throughout, with features such as ceiling roses, picture rails, decorative corning, an original newel post, and attractive wooden floorboards, all adding to its charm and appeal.

To the rear, there is an enclosed courtyard garden—perfect for enjoying a morning coffee with a bistro table and chairs set—offering a low-maintenance outdoor retreat.

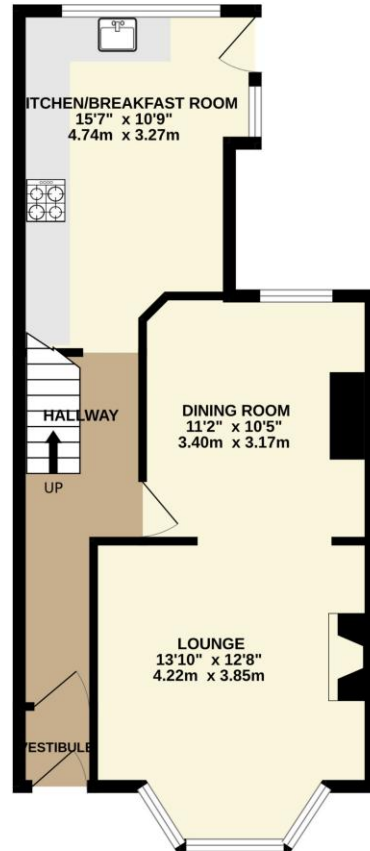
This is a wonderful opportunity to acquire a characterful home in a tucked-away yet highly convenient location.



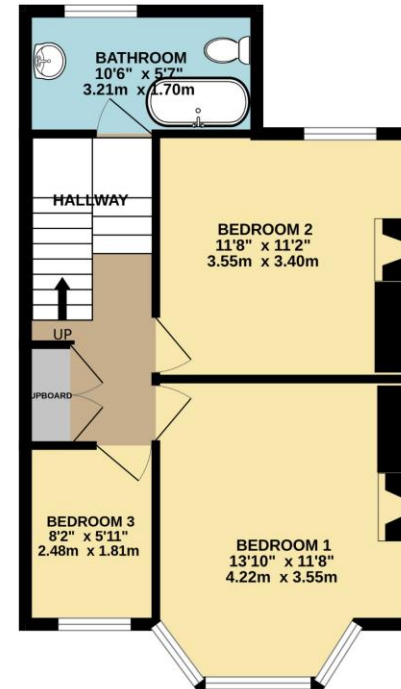
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.  
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