



13 Little Fancy Close,
Widewell, Plymouth, PL6 7DR



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£490,000

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The property has been extended and finished to an exceptionally high standard with the versatile accommodation comprising, porch, reception hall, a large sitting room with a vaulted ceiling which makes this a bright and airy room complimented by a solid fuel burner, a dining room with a fireplace and fitted storage, a generous kitchen/breakfast room which has two sinks, twin ovens, hob, centre island, granite work surfaces and an array of floor and base units.

The main bedroom has a dressing room and a large ensuite bathroom with a corner bath, walk in double shower enclosure with a multi jet system and basin, there are also 3 further double bedrooms and a family bathroom and separate shower room.

To the outside of the property there is a block laid drive providing off road parking for several cars which lead to a garage with double doors and a workshop/store to the rear.

The beautifully maintained gardens are level, lawned and have an array of flower and shrubs, there is also a patio.

ENTRANCE PORCH
KITCHEN/BREAKFAST ROOM 19' 4" x 13' 7" (5.89m x 4.14m)
DINING ROOM 19' 3" x 14' 11" (5.87m x 4.55m)
SITTING ROOM 18' 8" x 21' 9" (5.69m x 6.63m)
MASTER BEDROOM 13' 7" x 13' 9" (4.14m x 4.19m)
DRESSING ROOM 7' 5" x 8' 8" (2.26m x 2.64m)
ENSUITE 10' 4" x 7' 3" (3.15m x 2.21m)
BEDROOM 2 10' 0" x 13' 7" (3.05m x 4.14m)
BEDROOM 3 10' 4" x 11' 11" (3.15m x 3.63m)
BEDROOM 4 8' 11" x 10' 4" (2.72m x 3.15m)
BATHROOM 7' 10" x 7' 10" (2.39m x 2.39m)
SHOWER ROOM 7' 9" x 6' 6" (2.36m x 1.98m)

GARAGE 8' 8" x 18' 6" (2.64m x 5.64m)

COUNCIL TAX Band F
LOCAL AUTHORITY Plymouth City Council
POSTCODE FOR SAT NAV PL6 7DR

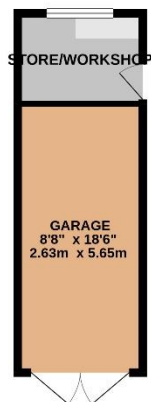
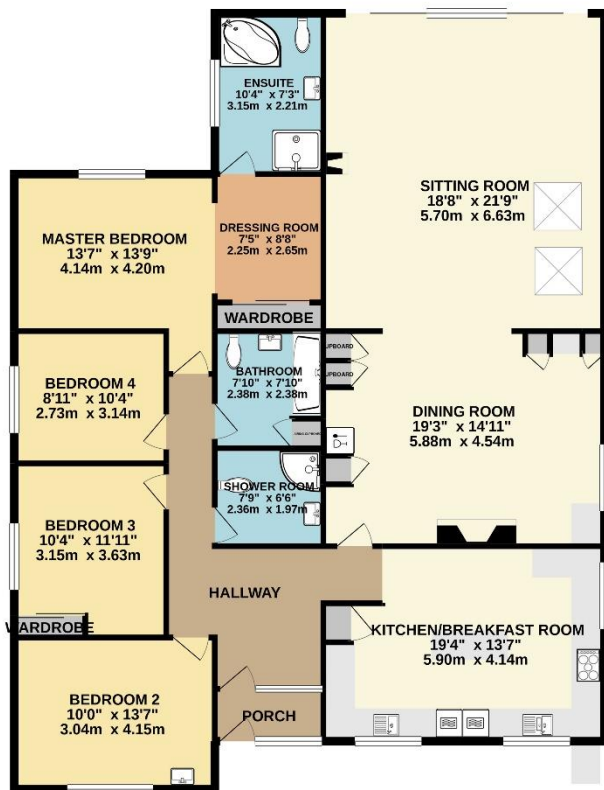
To view this property call Lang Town & Country Estate Agents on 01752 256000

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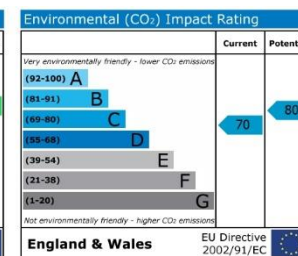
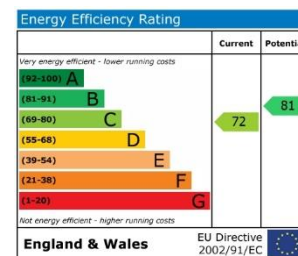


GROUND FLOOR
1922 sq.ft. (178.5 sq.m.) approx.

GARAGE
224 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 2136 sq.ft. (198.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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