



41 DOLPHIN SQUARE

PLYMOUTH, PL9 8RP

£315,000
FREEHOLD

Situated in a popular cul-de-sac in the Plymstock area of Plymouth we are pleased to offer this extended 4 bedroom semi detached house. Accommodation comprises lounge, kitchen, dining room, four bedroom (master en-suite) and family bathroom. Benefits include gas central heating, uPVC double glazing driveway, parking, garage and gardens. A credit to its current owners an internal viewing is highly advised.



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- Extended Semi Detached
- Four Bedrooms (Master En-Suite)
- Modern Kitchen & Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Immaculate Throughout



Entrance:

Via uPVC double glazed door into:

Hallway:

Stairs rising to first floor and door to:

Lounge: 5.04m x 3.54m (16'6" x 11'7")

uPVC double glazed window to the front, media wall on chimney breast and radiator. Door through to:

Kitchen: 4.51m x 2.31m (14'9" x 7'6")

uPVC double glazed window to the side and door to storage cupboard under stairs. Modern wall and floor mounted units with roll edge work tops and matching upstands. Bowl and a half drainer sink unit with mixer tap over and built in cooker with induction hob and extractor over. Integrated dishwasher and spaces provided for fridge/freezer and washing machine. Window opening through to dining room and doorway to same.

Dining Room: 4.18m x 2.27m (13'8" x 7'5")

uPVC double glazed doors to the side and rear and sliding patio doors to the rear, Radiator.

First Floor Landing:

Stairs to second floor and doors to:

Bedroom 2: 4.13m x 2.48m (13'6" x 8'1")

uPVC double glazed window to the front and radiator.

Bedroom 3: 3.26m x 2.50m (10'8" x 8'2")

uPVC double glazed window to the rear and radiator.

Bedroom 4: 2.15m x 1.87m (7'0" x 6'1")

uPVC double glazed window to the front and radiator.

Bathroom

uPVC double glazed window to the rear. Suite comprising bath with shower over and shower screen, pedestal wash hand basin and low flush W.C. Tiling to all splash back areas and to shower area and heated towel rail.

Second Floor:

Door into:

Bedroom 1: 5.15m x 3.51m max (16'10" x 11'6" max)

uPVC double glazed window to the rear and two velux style window to the front. Two radiators and door to:

En-Suite Shower Room:

uPVC obscure double glazed window to the rear. Suite comprising shower cubicle with glazed screens, pedestal wash hand basin and low flush W.C. Tiling to splash back and shower area and heated towel rail.

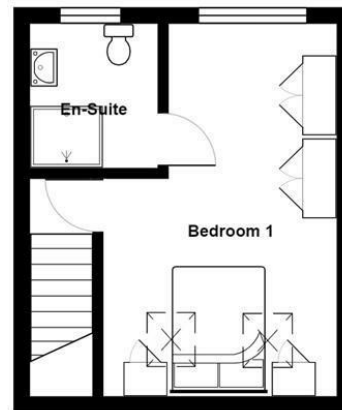
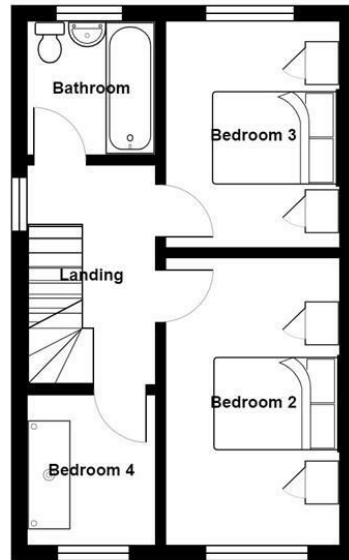
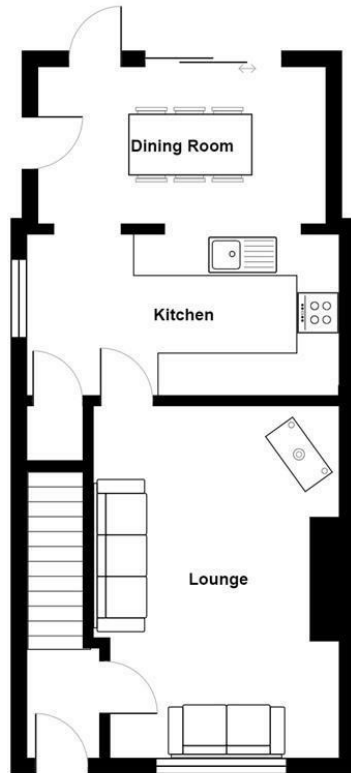
Outside:

To the front of the property is a driveway leading to the side and the garage. further to the front is a stone chipped area offering an extra parking space. To the rear is an enclosed space with a patio area leading to a lawned garden and a further raised patio are to the rear of the garden. Door to the side of garage.

Garage: 4.96m x 2.43m (16'3" x 7'11")

Double doors to the front, power and lighting and door through to garden.


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Total Area: 101.9 m² ... 1097 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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