





1 MAYHEW GARDENS, COLEBROOK, PLYMOUTH, PL7 4FG

£550,000 FREEHOLD

Situated in one of the most sought after cul-de-sac in the Colebrook area of Plympton we are pleased to offer this executive style 4 bedroom detached house with gardens, parking and garage. Spacious accommodation includes a beautiful open plan kitchen/diner/family room, utility, cloakroom, 4 bedrooms (master en-suite) and a family bathroom. The property boasts a double driveway, larger than average garage and a good size rear garden. A credit to its current owners an internal viewing is highly advised.



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- Executive Style Detached House
- 4 Bedrooms (master en-
- Open plan Kitchen/Diner/Family
- Utility & Cloakroom

Double Driveway

- Large Single Garage
- Good Size Rear Garden Viewing Recommended





Entrance:

Via uPVC double glazed door inito:

Hallway:

Stairs rising to first floor, radiator and doors to:

Lounge: 4.75m x 3.81m (15'7" x 12'5")

Dual aspect room with Two uPVC double glazed windows to the front and one to the side. Radiator.

Kitchen/Diner/Family Room: 6.63m x 4.10m (21'9" x 13'5")

Two uPVC double glazed window to the rear, bifold doors to the rear and uPVC double glazed window to the side. Wall and floor mounted matching units with quartz worktops and matching upstands. Under counter bowl and a half sink unit with mixer tap over, integrated bosch dishwasher, bosch fridge/freezer and built in bosch induction hob with extractor over and eye level bosch double oven. Door through to:

Utility Room: 3.40m x 1.76m (11'1" x 5'9")

uPVC double glazed door to the rear. Wall and floor mounted matching units with space under for washing machine and tumble dryer. Stainless steel sink unit with mixer tap over and wall mounted boiler. Door to integral garage and door into:

Cloakroom:

uPVC obscure double glazed window to the front. Low flush W.C, wash hand basin and radiator.

First Floor Landing:

uPVC double glazed window to the front, door to storage cupboard, access to loft and doors to:

Bedroom 1: 5.28m x 3.18m (17'3" x 10'5")

uPVC double glazed window to the front with Juliet balcony and further window to the rear. Built in wardrobes, radiator and door to:

En-suite:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath, shower cubicle with glazed screen, low flush W.C and wash hand basin. Half height tiled walls, tiling to shower area and chrome radiator.

Bedroom 2: 4.75m x 3.81m (15'7" x 12'5")

uPVC double glazed window to the front. Built in Hammonds wardrobes and radiator.

Bedroom 3: 4.12m x 3.77m (13'6" x 12'4")

uPVC double glazed window to the rear. range of fitted Hammonds wardrobes and radiator.

Bedroom 4: 2.90m x 2.80m (9'6" x 9'2")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the front. Suite comprising panelled bath, double shower cubicle with glazed screen, low flush W.C and wash hand basin. Half height tiled walls, tiling to shower area and chrome radiator.

Outside:

To the front of the property is a double driveway, a path to the side giving access to the rear and path to the front door. To the rear is a patio area running the length of the house with a few steps leading to a garden laid to lawn with a barked play area.

Integral Garage: 5.26m x 3.22m (17'3" x 10'6")

Up and over door, power, lighting and a uPVC doble glazed window to the rear.

Material Information:

- * Council Tax Band F Annual Cost £3199.25
- * Mains gas, electric, sewage and water, Gas Heating and Owned Solar Panels
- * Parking Double Driveway & Garage
- * Service Charge £50 pcm to cover communal areas/gardens and private road maintenance
- * Broadband Standard-Available, Superfast-Available, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Limited,

02-Likely, Vodafone-Limited

- * Mobile (data) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Flood Risk Surface Water Low, Rivers & Sea Very Low
- * Construction Standard, NHBC 10 years from 2019
- * MAYHEW GARDENS (PLYMPTON)

 MANAGEMENT COMPANY LIMITED

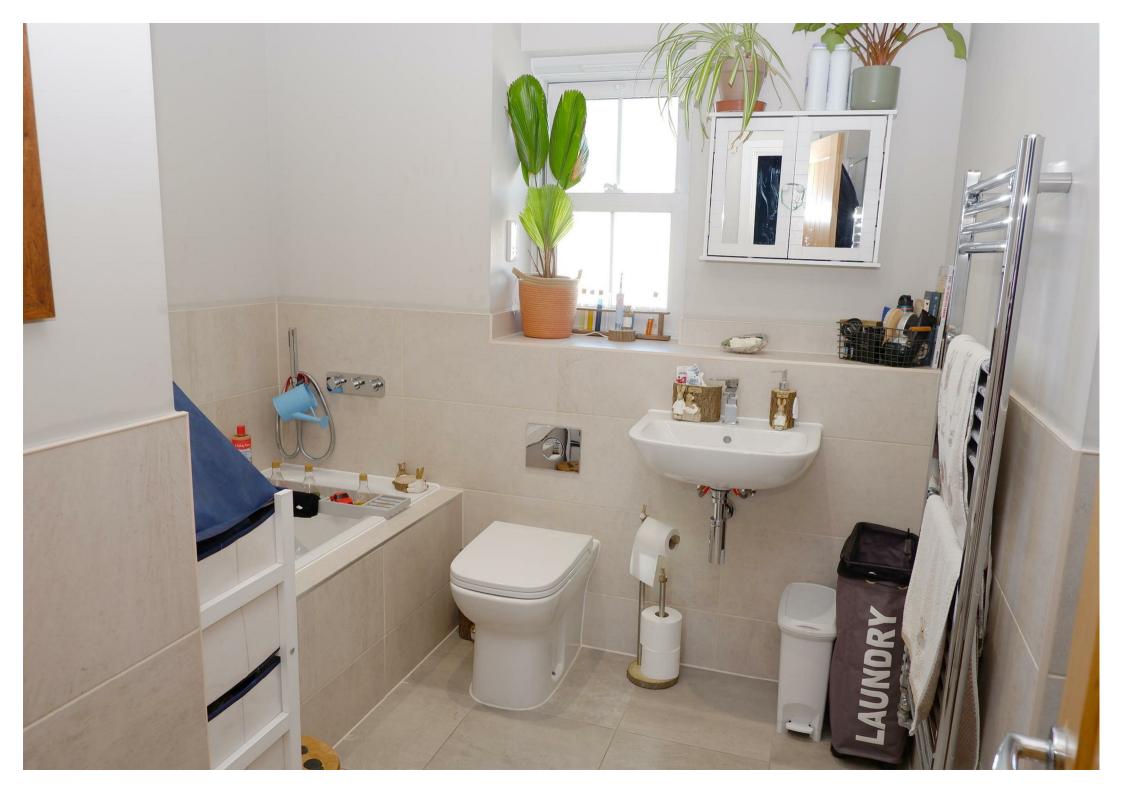
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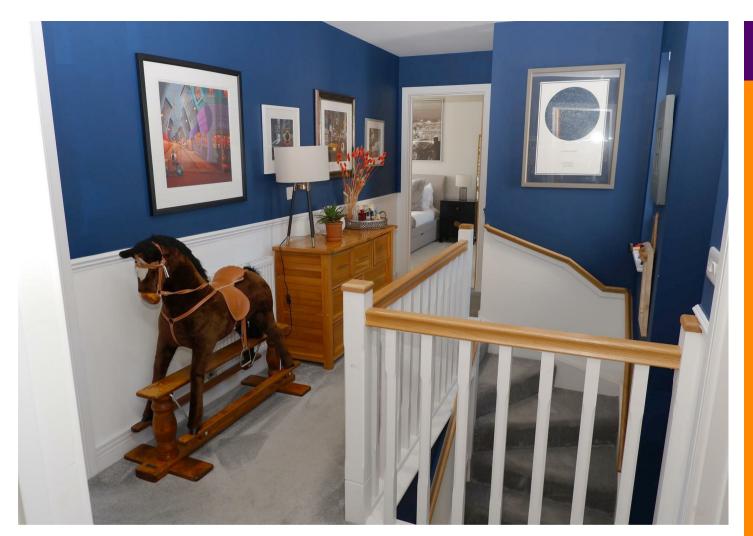
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ADDITIONAL INFORMATION

Local Authority – Plymouth City Council

Council Tax – Band F

Viewings – By Appointment Only

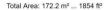
Floor Area – 1854 approx sq ft

Tenure – Freehold

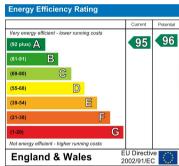












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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