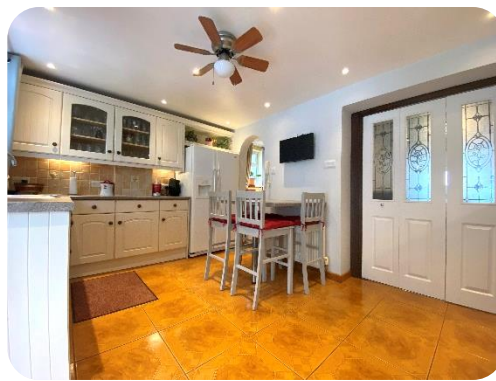
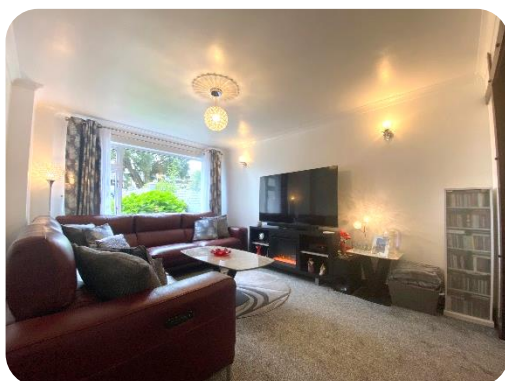




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£320,000 FREEHOLD

A well cared for, 3 double bedroom, semi-detached house, garage and driveway parking, located in a quiet cul-de-sac, a real must see property!

LONG DOWN GARDENS, MAINSTONE, PLYMOUTH

EPC = D



PROPERTY DETAILS

A deceptively **SPACIOUS**, well cared for, **EXTENDED** property located in the sought after area of **Mainstone**. This semi-detached property would be a perfect home for a **GROWING FAMILY**, who want to be close to good primary and secondary schools, **DERRIFORD HOSPITAL**, transport links, **Plymbridge Woods** and local amenities. Quiet **CUL DE SAC** road position, front and rear gardens, **GARAGE** and driveway **PARKING**, 3 double bedrooms, 1 large family bathroom, ground floor shower room, lounge, dining room and a superb fitted kitchen makes this home a **REAL MUST SEE** for someone, who will love it as much as the current owners.

COUNCIL TAX BAND – C

Approached via a driveway with UPVC half glazed door to;

ENTRANCE PORCH

7'7 x 5'9 (2.37m x 1.79m)

UPVC double glazed window to front elevation, beamed ceiling, 2 steps leading to;

SPACIOUS ENTRANCE HALL

Radiator, stairs to first floor with storage cupboards under, useful under stairs storage, doors leading to all ground floor rooms.

SHOWER ROOM

7'5 x 4'2 (2.30m x 1.28m)

White suite comprising corner shower cubicle with Tritan shower, low level WC, wash hand basin, fully tiled walls, extractor fan, radiator, housing wall mounted boiler providing hot water and central heating, UPVC double glazed window to side elevation.

LOUNGE

14' x 10'5 (4.27m x 3.20m)

UPVC double glazed picture window to front elevation, radiator, 2 wall lights, archway to;

DINING ROOM

9'9 x 8'8 (3.02m x 2.70m)

Beamed ceiling, radiator, folding doors leading to;

KITCHEN/BREAKFAST ROOM

14'4 x 11'1 (4.40m x 3.38m)

A range of base and eye level shaker style units, marble effect worktops, electric hob and electric oven with fitted extractor over, radiator, integrated dishwasher, stainless steel sink and tap, space for an American style fridge/freezer, ceiling spotlights, space for small dining table and chairs, UPVC double glazed window to rear elevation, French doors leading to rear garden, archway to;

UTILITY ROOM

6' x 7'5 (1.85m x 2.30m)

Ample storage space. Fitted worktops, space for washing machine and tumble dryer, space for under counter fridge or freezer, radiator, UPVC double glazed window to side elevation.

FIRST FLOOR

LANDING

Wrought iron stairs with mahogany fitting. UPVC double glazed window to side elevation, access to loft space, airing cupboard, doors lead off the landing providing access to all first floor rooms.

FAMILY BATHROOM

11'3 x 7'8 (3.44m x 2.37m)

White suite comprising panelled bath, low level WC, wash hand basin with storage cupboards under, 1200mm walk-in shower enclosure with rainfall shower over, fully fitted cupboards, fully tiled walls, spotlights, extractor fan, UPVC obscure windows to side and rear elevation, radiator, heated towel rail.

MASTER BEDROOM

15'6 x 10' (4.77m x 3.04m)

A good sized double bedroom. UPVC double glazed window to front elevation, radiator.

BEDROOM TWO

14'3 x 8'8 narrowing to 7'5 (4.36m x 2.70m narrowing to 2.30m)

A good sized double bedroom, overlooking the rear garden. Radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

9'2 x 8' (2.82m x 2.45m)

UPVC double glazed window to front elevation, radiator.

OUTSIDE

GARDENS

The gardens are situated both to the front and rear of the property and are mainly level. The front garden runs alongside the driveway to the garage and front door. The rear garden is laid to lawn in part with a paved patio area, enclosed by a brick-built wall to most sides, offering a degree of privacy with trees and shrubs. Steps lead to the garage.

GARAGE

Single garage with an up and over door.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

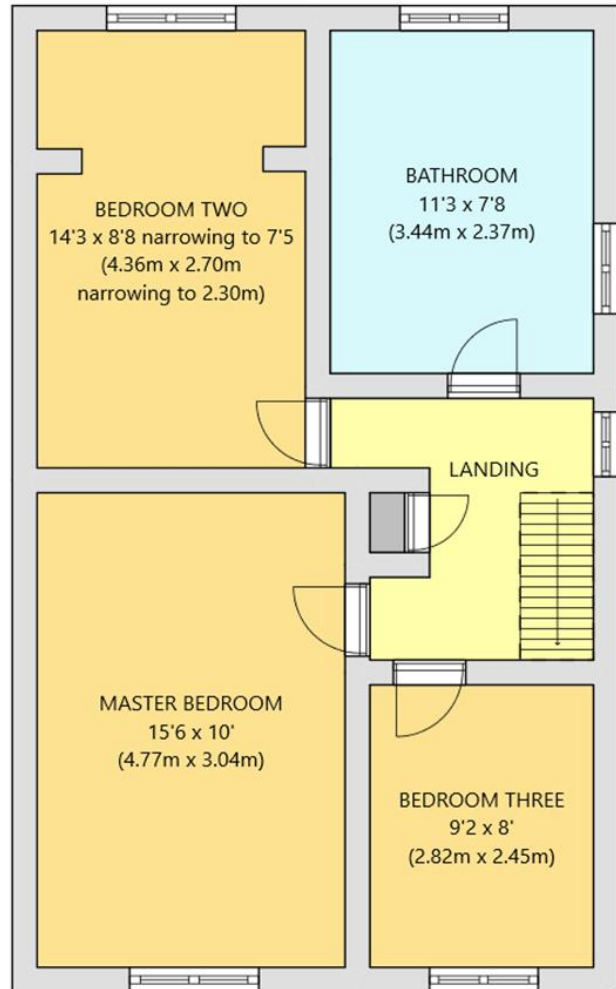
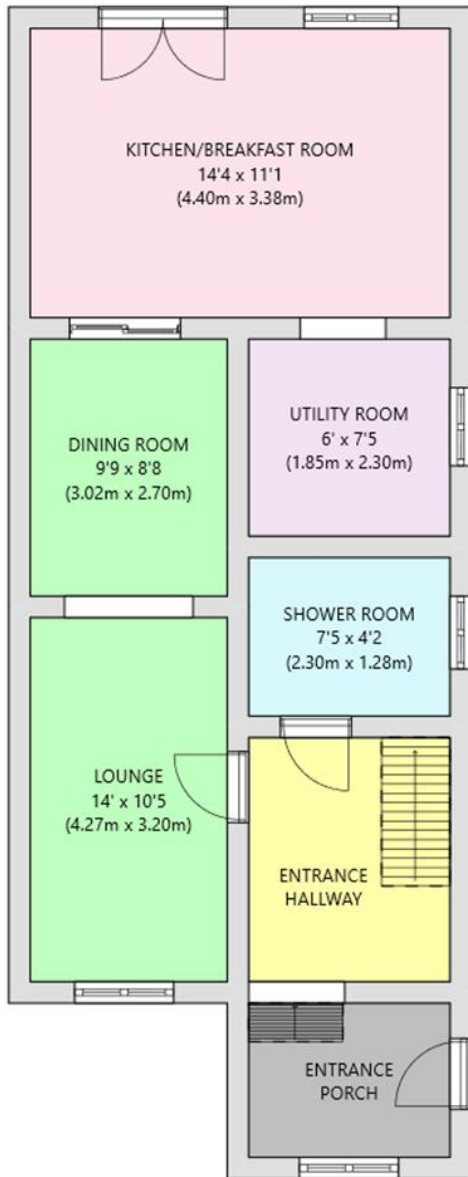
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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