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**£350,000 FREEHOLD**

**4 bedrooms, semi-detached, popular residential area, off-road parking, sunny rear garden**

**EASTCOTE CLOSE, BIRDCAGE FARM, PLYMOUTH**

**EPC = C**



## PROPERTY DETAILS

This 4 bedroom SEMI-DETACHED property in the POPULAR residential area of BIRDCAGE FARM has been EXTENDED by the current owners, to create much LARGER living accommodation for a growing FAMILY. Set on a LEVEL plot, boasting off-road PARKING to the front, CONSERVATORY and an enclosed SUNNY rear garden, making this property a great purchase for a family needing to be close to amenities, The Park and Ride Service, local pubs, SCHOOLS and Derriford HOSPITAL. UPVC double glazing and gas central heating.

### COUNCIL TAX BAND – C

UPVC part glazed door to;

#### ENTRANCE PORCH

**4'6 x 2'8 (1.42m x 0.86m)**

A useful space for hanging coats and shoes. Further glazed door to;

#### LOUNGE

**16' including stairs x 11'3 (4.89m x 3.46m)**

Feature electric fire, UPVC double glazed square bay window to front elevation, radiator, stairs to first floor, engineered oak flooring, archway to play room/games room, further double doors to;

#### KITCHEN/DINING ROOM

**22'9 x 13'1 (6.98m x 4.02m)**

Having been extended in previous years by the current owners to make a great space for entertaining. Wood effect base and eye level units, fitted oven, induction hob with extractor canopy over, black marble effect worktops, inset single bowl, single drainer, stainless steel sink with mixer tap, fitted microwave, integrated dishwasher, integrated washing machine, radiator, ceiling spotlights, tiled flooring throughout, large fitted cupboard ideal for storing extra appliances, UPVC double glazed window overlooking the conservatory and further UPVC double glazed window overlooking the rear garden. A breakfast bar peninsula unit divides the kitchen from the dining area. Archway to;

#### CONSERVATORY

**15'9 x 10' (4.86m x 3.06m)**

Radiator, UPVC double glazed windows to front and side elevation, further UPVC double glazed French doors to the rear garden.

#### PLAY ROOM/GAMES ROOM

**15'2 x 5'7 (4.65m x 1.76m)**

UPVC double glazed window to front elevation, door to kitchen, door to;

#### CLOAKROOM

White suite comprising corner wash hand basin, low level WC, towel rail.

#### FIRST FLOOR

#### LANDING

Access to loft space. Cupboard housing a Worcester boiler and radiator.

#### BEDROOM ONE

**11'6 x 9'8 (3.54m x 2.99m)**

UPVC double glazed window to front elevation, radiator, door to;

## SHOWER ROOM EN-SUITE

7'5 into shower x 2'4 (2.29m x .073m)

White suite comprising low level WC, wash hand basin, stainless steel radiator, fully tiled walls.

## BEDROOM TWO

9'9 x 9'1 x (3.01m x 2.78m)

UPVC double glazed window, radiator.

## BEDROOM THREE

14'3 x 5'8 (4.35m x 1.76m)

UPVC double glazed window to front elevation, radiator.

## BEDROOM FOUR

8'3 x 5'9 (2.55m x 1.82m)

Currently being used as an office. UPVC double glazed window to front elevation.

## FAMILY BATHROOM

13'4 x 5'5 (4.10m x 1.67m)

White suite comprising separate shower enclosure with Mira shower, low level WC, pedestal wash hand basin, panelled bath, fully tiled walls, 2 UPVC double glazed obscure windows to rear elevation, stainless steel radiator, tiled flooring.

## OUTSIDE

The front of the property is accessed via brick paved driveway, providing parking for at least 4 cars. Planted borders, shrubs and trees. To the rear of the property is an enclosed, level, sunny rear garden. Mainly laid to decorative paving through the centre leading to a patio area, with astroturf style grassed areas either side. Borders include well stocked plants, shrubs and trees and a large wooden built shed. Useful outside tap.

## 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)

## The Consumer Protection Regulations

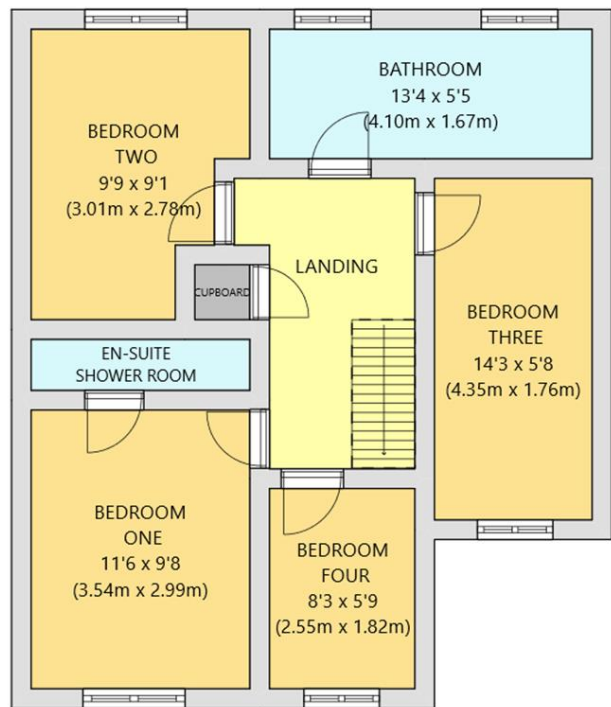
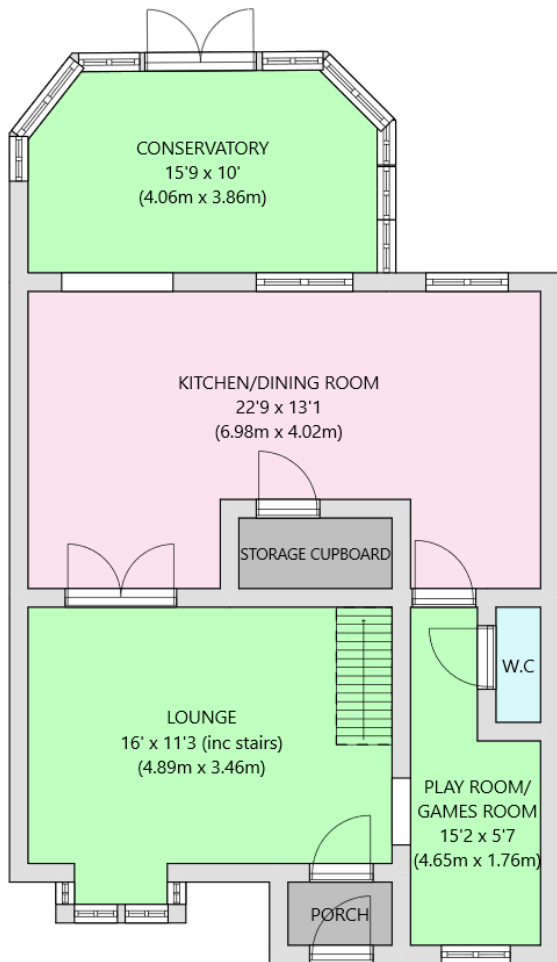
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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