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£500,000 FREEHOLD

Modern 4 bedroomed detached property, built in 2020, off-road parking, owned solar panels, south-facing garden, open plan living, gas central heating and double glazing

SIR LEONARD ROGERS CLOSE, MANNAMEAD, PLYMOUTH



PROPERTY DETAILS

Built in 2020 is this 4 bedroomed detached family home, presented in immaculate order and designed to a high specification with modern living in mind. Perfectly positioned in a very desirable sought after private quiet road in the centre of Mannamead. Off-road parking for 3 cars, spacious and open plan living, owned solar panels, underfloor heating to the ground level, bi-folding doors opening to a south-facing garden and on the first floor you can enjoy pleasant views towards Plymouth Sound at the rear. These are just some of the reasons as to why this property is a must to view!

**COUNCIL TAX BAND – E
EPC - B**

Canopied entrance with opaque panelled door to;

SPACIOUS ENTRANCE HALL

Oak staircase to first floor with glass panelling, adjacent built-in storage cupboard, wood effect flooring, oak doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

White suite comprising low level WC, wash hand basin with tiled surround, heated towel rail, part tiled walls, extractor fan, ceiling spotlights, wood effect flooring, opaque UPVC double glazed window to front elevation.

LOUNGE

15'4 x 12'4 (4.69m x 3.76m)

Being open plan to the kitchen/diner space. Feature media wall unit with wall mounted tv recess, inset plasma living flame effect electric fire, wood panel walling to one wall, wood effect flooring, UPVC double glazed window to front elevation. Divider display unit separating the lounge from the dining area.

DINING ROOM

14'5 x 11'9 (4.39m x 3.58m)

Opening to the kitchen. Wood effect flooring.

KITCHEN

13'5 x 10'3 (4.09m x 3.13m)

Excellent range of fitted grey high gloss base and eye level storage cupboards, Silestone worktops, extensive range of integrated appliances to include washer/dryer, fridge/freezer, microwave, oven with induction hob and extractor over and dishwasher, ceiling downlighters, wood effect flooring. Cupboard housing wall mounted gas boiler providing hot water and central heating. Bi-folding doors run the full length of the kitchen/dining room opening to a south facing garden.

FIRST FLOOR

LANDING

Panelled radiator, ceiling downlighters, 2 large built-in storage cupboards, UPVC double glazed window to side elevation, oak doors lead off the landing providing access to all first floor rooms.

MASTER BEDROOM

13'1 x 11' (3.99m x 3.36m)

Panelled radiator, 2 white high gloss fitted double wardrobe units, matching central dressing table, panel walling to feature wall, UPVC double glazed window to rear elevation enjoying views towards Plymouth Sound. Door to;

EN-SUITE SHOWER ROOM

6'10 x 3'11 (2.09m x 1.19m)

Glazed double shower cubicle, being fully tiled, with rainfall shower over and attachment. Wash hand basin with tiled surround, low level WC with tiled surround, opaque double glazed window to side elevation, stainless steel heated towel rail.

BEDROOM TWO

12'5 x 9'4 (3.78m x 2.85m)

Fitted white high gloss double wardrobe unit with inset dressing tabletop, radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

10'9 x 8'6 (3.33m x 2.59m)

Radiator, built-in single wardrobe, double glazed window to rear elevation enjoying views towards Plymouth Sound.

BEDROOM FOUR

9'3 x 8'4 (2.82m x 2.54m)

Fitted white high gloss single wardrobe with adjacent dressing table, radiator, UPVC double glazed window to front elevation.

FAMILY BATHROOM

7'5 x 6'1 (2.27m x 1.87m)

White suite comprising panelled double ended bath with mixer shower over, fully tiled surround and glazed side screen, low level WC, wash hand basin, part tiled walls, stainless steel heated towel rail, extractor fan, opaque double glazed window to side elevation.

OUTSIDE

To the front of the property is a block paved driveway, providing off-road parking for 3 cars. EV charging point connected to the property. Access running along the side to the rear garden. To the rear of the property is an enclosed south-facing garden, offering privacy and seclusion. Large patio area and astroturf, useful timber garden shed. A pathway runs along the side of the property to a gate which in turn provides access to the front, useful cold water tap. Please note, this property is fitted with owned solar panels.

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)

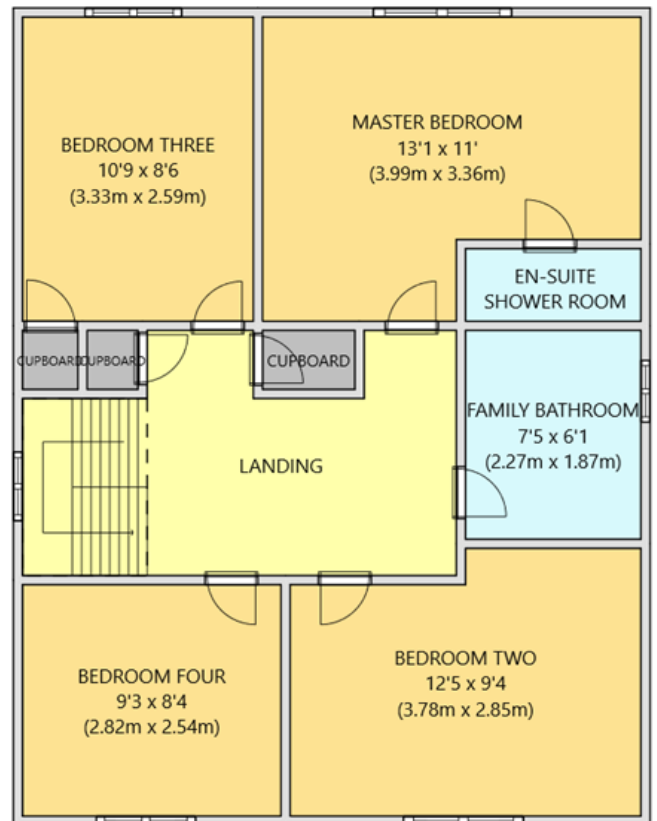
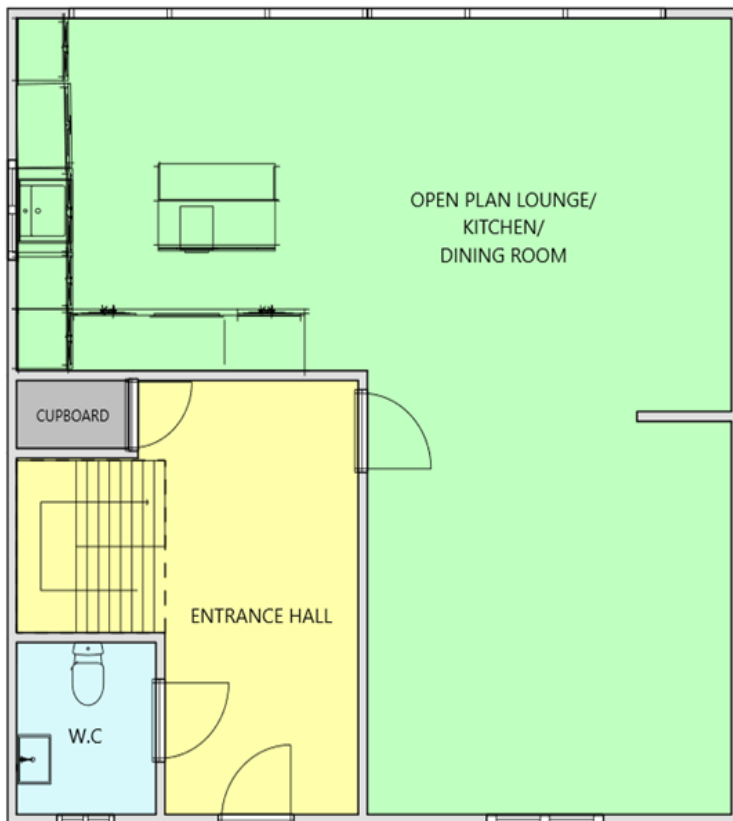
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