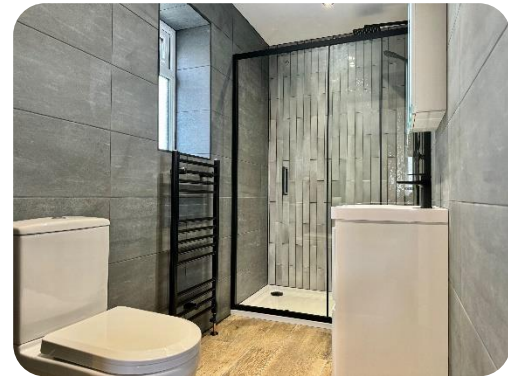




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£425,000 FREEHOLD

A brand new 4-bedroom detached house, finished to a high standard, master bedroom with en-suite, driveway parking for several cars, owned solar panels, EV charging point

WESTFIELD AVENUE, HOOE, PLYMOUTH



PROPERTY DETAILS

A brand new built 4 bedroom detached family home, finished to a high specification, offering well designed light and airy living accommodation. The presentation and standard of this home will catch your eye from the moment you enter and provides plenty of space for a growing family!

The property benefits from being sold with no onward chain and the accommodation comprises of open plan living to the ground floor with bi-folding doors from the lounge/diner to the level enclosed rear garden, cloakroom, utility room and a large storage cupboard. On the first floor there are 4 bedrooms, master en-suite shower room and a family bathroom. Externally there is ample parking for several cars and an EV charging point. Fitted with owned Solar panels and a 6 year Architects Warranty is also provided.

**Council tax band – TBC
EPC – A**

Opaque composite door to;

RECEPTION PORCH

A spacious porch with panelled radiator, engineered wood flooring, UPVC double glazed window to front elevation, half glazed door to;

RECEPTION HALL

Stairs to first floor with wooden balustrading, panelled radiator, engineered wood flooring runs throughout the entire ground floor, archway to open plan living room/kitchen/dining room, ceiling downlighters, door to storage cupboard and further door to;

CLOAKROOM

White suite comprising with black furniture comprising low level WC, vanity wash hand basin with mixer tap, heated towel rail, ceiling downlighters, opaque UPVC double glazed window to side elevation.

STORAGE CUPBOARD

Located under the stairs. Electric light fitted, engineered wood flooring, power connected and wall mounted solar panel control unit.

OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM

KITCHEN

18'3 x 13'0 (5.48m x 3.96m)

Well fitted with an extensive range of grey gloss base and eye level storage cupboards with soft closings, marble effect worktops, inset one and a half bowl sink unit with black furniture, integrated double oven and induction hob with black glass splashback and extractor canopy over, integrated fridge and freezer, integrated dishwasher, central island unit, UPVC double glazed window to rear elevation, ceiling downlighters, door to utility room, panelled radiator.

LOUNGE/DINING ROOM

23'5 x 11'10 (7.14m x 3.60m)

2 panelled radiators, UPVC double glazed window to front elevation, UPVC double glazed bi-folding doors providing access to the rear garden.

UTILITY ROOM

Plumbing for a washing machine, space for a tumble dryer, panelled radiator, wall mounted gas boiler providing hot water and central heating, ceiling downlighters.

FIRST FLOOR

LANDING

UPVC double glazed window to front elevation, panelled radiator, access to insulated loft space, solid wood doors lead off the landing providing access to all first floor rooms.

MASTER BEDROOM

13'6 x 11'10 (3.96m x 3.60m)

Panelled radiator, UPVC double glazed window to rear elevation, solid wood door to;

EN-SUITE SHOWER ROOM

White suite with black furniture comprising glazed double shower cubicle with mixer and rainwater shower heads, vanity wash hand basin with electric mirror over, low level WC, wood effect tiled flooring, heated towel rail, fully tiled walls, extractor fan, opaque UPVC double glazed window to side elevation.

BEDROOM TWO

12'3 x 11'9 (3.65m x 3.35m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM THREE

10'6 x 10'2 (3.04m x 3.04m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM FOUR

9'4 x 7'0 (2.74m x 2.13m)

Panelled radiator, UPVC double glazed window to front elevation.

BATHROOM

White suite with black furniture comprising panelled bath with glazed shower screen, mixer tap and shower attachment, low level WC, vanity wash hand basin with electric light mirror over, fully tiled walls, wood effect ceramic tiled flooring, heated towel rail, ceiling downlighters, extractor fan, opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS

The gardens are situated to the rear of the property, being fully enclosed, with high larch lap fencing offering a good deal of privacy and seclusion. The garden is laid largely to lawn with a patio area and a pedestrian gate providing access on to the side service road. To the front of the property is a gravelled area, enclosed on 3 sides with larch lap fencing, providing parking for numerous cars and raised flowerbeds. There is also a wall mounted electric charging unit. The property is installed with owned solar panels, making this an energy efficient home.

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)

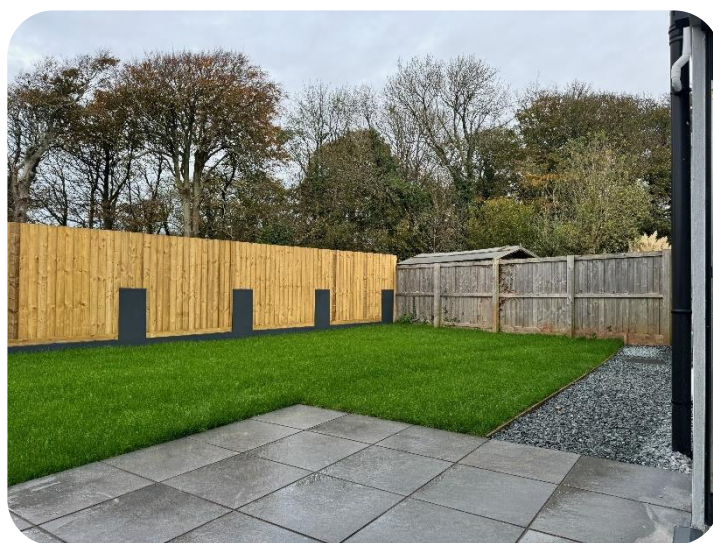
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Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

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.



Score	Energy rating	Current	Potential
92+	A	102 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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