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### **Offers In Excess Of £280,000 FREEHOLD**

**A beautifully presented 3 bedroom end terraced house, garage and driveway, enclosed rear garden, master with en-suite, family bathroom, double glazed and centrally heated  
CLAYTONIA CLOSE, ROBOROUGH, PLYMOUTH**

**EPC – C**



## **PROPERTY DETAILS**

**A beautifully presented 3 bed end terraced property located in the sought after area of ROBOROUGH, to the North of the City. Located within minutes of DARTMOOR National Park ,Derriford HOSPITAL, and local amenities. This property has well proportioned rooms comprising of a Lounge, separate dining area, fitted kitchen, GARAGE and DRIVE, enclosed rear GARDEN, Double sized Master bedroom EN SUITE, further double bedroom and a large single bedroom. An additional bright and airy family bathroom with bath and shower over compliments the accommodation available. Perfect for a family or First time Buyers just starting out.**

### **COUNCIL TAX BAND – C**

Canopied entrance with opaque double glazed door to;

#### **ENTRANCE HALL**

Staircase to 1st floor with wooden balustrading, understairs storage area, radiator, built in storage cupboard with hanging rail. Engineered wood flooring.

Doors lead from entrance hall to all ground floor accommodation.

#### **CLOAKROOM**

Modern white suite comprising low level wc, corner wash hand basin, tiled surround, radiator, opaque UPVC double glazed window to front elevation.

#### **LOUNGE**

**17' 4" x 10' 9" (5.3m x 3.3m)**

Engineered wood flooring, radiator, coving to ceiling, UPVC double glazed window to rear elevation, with adjacent UPVC double glazed sliding patio door providing access to rear garden.

#### **DINING ROOM**

**9' 2" x 8' 6" (2.8m x 2.6m)**

Radiator, engineered wood flooring, UPVC double glazed window to front elevation, coving to ceiling, arch to ;

#### **KITCHEN**

**9' 6" x 8' 10" (2.9m x 2.7m)**

Fitted with a range of Oak wood effect eye and low level storage cupboards, with granite effect worktops, tiled effect flooring, 1 and a half bowl sink and drainer with tap, adjacent recess for washing machine, further recess for dishwasher, integrated oven and 4 ring gas hob, with extractor canopy over, space for upright fridge/freezer, coving to ceiling, part tiled walls. Cupboard housing wall mounted gas boiler, UPVC double glazed window to rear elevation.

#### **1ST FLOOR**

##### **LANDING**

Built in airing cupboard, access to roof space, UPVC double glazed window to front elevation, doors lead to all 1st floor accommodation.

##### **BEDROOM 1**

**10' 9" x 10' 9" (3.3m x 3.3m)**

Radiator, UPVC double glazed window to rear elevation, Built in triple wardrobe, door to;

## **EN SUITE**

Glazed and tiled shower cubicle, mixer shower, wash hand basin, low level wc, radiator, shaver socket, extractor fan, opaque UPVC double glazed window to rear elevation.

## **BEDROOM 2**

**10'9" x 9'3" (3.3m x 2.8m)**

Radiator, UPVC double glazed window to rear elevation.

## **BEDROOM 3**

**8' 2" x 7' 6" (2.5m x 2.3m)**

Fitted storage cupboard/wardrobe, radiator, UPVC double glazed window to front elevation.

## **BATHROOM**

**6' 2" x 6' 2" (1.9m x 1.9m)**

White bathroom suite comprising a bath with taps and shower attachment, fully tiled surround and glazed shower screen, wash hand basin, low level wc, half tiled walls, shaver socket, extractor fan, radiator, UPVC double glazed opaque window to front elevation.

## **OUTSIDE**

To the rear is a pretty terraced garden, fully enclosed with walls and fence panels offering some seclusion and privacy, paved patio area covering the width of the property, with steps and handrail to a raised area laid to stone chippings with fencing, small area for drying laundry, flower beds and borders finish off the presentation of the garden. Door from garden providing access to the garage.

## **GARAGE**

Single in size with roller door, power and lighting.

## **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)

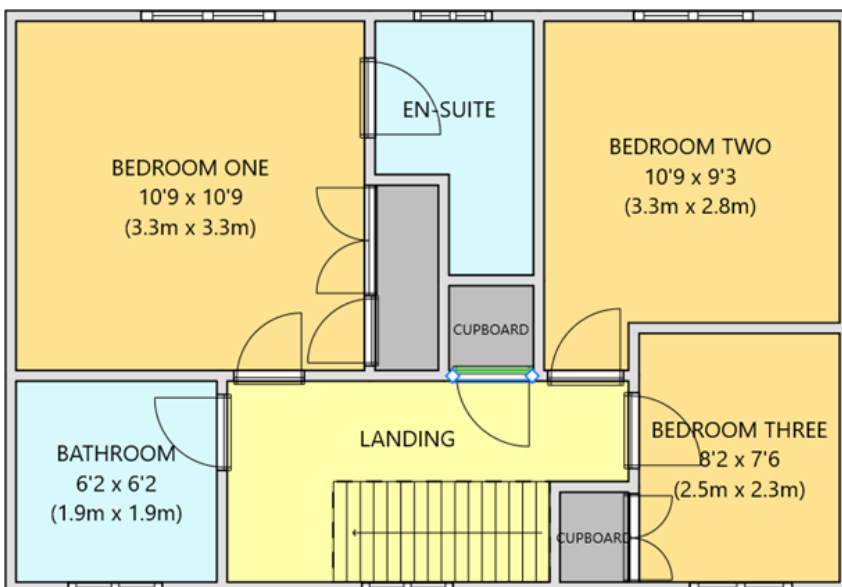
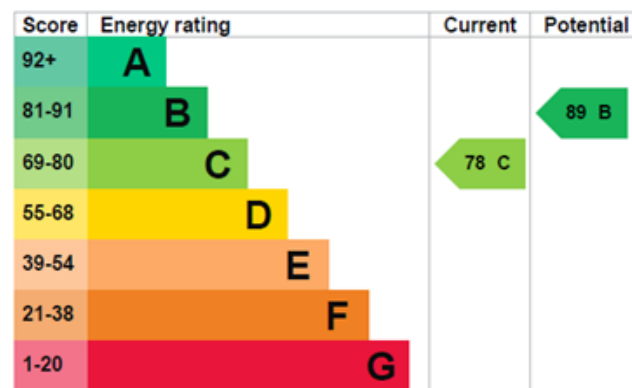
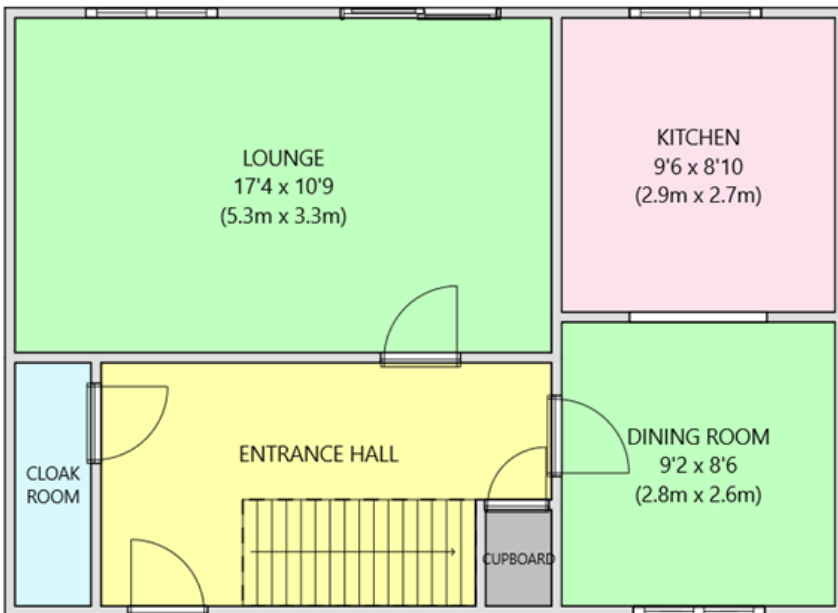
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