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Offers In Excess Of £380,000 FREEHOLD

A beautifully presented and modern 4 bedroom semi-detached family home, garage parking, master bedroom with en-suite and spacious open plan living
HERCULES ROAD, SHERFORD, PLYMOUTH



PROPERTY DETAILS

A stunning 4-bedroom semi-detached family home in the popular modern development of Sherford. Arranged over three floors and provides plenty of storage for a growing family. This substantial home boasts a generously sized lounge, master bedroom with en-suite, garage parking, a large open plan kitchen/dining/living room with a beautifully fitted kitchen and has been immaculately maintained by the current owners. There is a useful utility room which has access to the enclosed rear garden, a spacious downstairs cloakroom and an additional family bathroom and shower room. The property also has the added benefit of being double glazed and centrally heated. Residents can enjoy proximity to essential amenities, reputable schools, transport links, and scenic walking routes. This is a real must see home and an early viewing is recommended to avoid disappointment!

**Council tax band – E
EPC – B**

A wrought iron gate and railings with pathway leading to a composite front door. The front door leads into;

ENTRANCE HALL

A spacious entrance hall with plenty of room to take off coats and shoes. A fitted meter cupboard, engineered oak flooring, stairs to first and second floors, doors lead off the entrance hall providing access to all ground floor rooms. Door to;

CLOAKROOM

5'11 x 4'8 (1.81m x 1.42m)

A spacious and modern cloakroom comprising of a low level WC, pedestal wash hand basin with tiled surround, radiator, engineered oak flooring, extractor fan.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

26'10 x 15'7 (8.19m x 4.75m)

The perfect room for entertaining family and friends and is one of the key features of this stunning home.

KITCHEN

A beautifully fitted kitchen offering plenty of storage with a range of white shaker style base and eye level units, fitted wood effect worktops, 4 ring gas hob with stainless steel extractor canopy over, fitted Bosch double oven, stainless steel sink and mixer tap, integrated dishwasher, radiator, double glazed French doors leading out to the rear garden, a breakfast bar peninsula unit divides the kitchen to the dining/living room. Engineered oak flooring runs the entire length of the kitchen/dining/living area. Door to the utility room.

DINING/LIVING ROOM

2 radiators, 2 UPVC double glazed sash windows to front elevation.

UTILITY ROOM

7'4 x 6'8 (2.24m x 2.02m)

A useful room for families with dogs or for taking off wellies/coats and providing additional storage. Housing a wall mounted gas boiler providing hot water and central heating. Space for a washing machine and space for a tumble dryer, half glazed door providing access to the rear garden, engineered oak flooring.

FIRST FLOOR LANDING

Doors lead off the landing providing access to all first floor rooms. Stairs to second floor.

LOUNGE

15'7 x 13'7 (4.75m x 4.14m)

A generously sized lounge with 2 large UPVC double glazed sash windows to front elevation, creating plenty of natural light. 2 radiators, fitted under stairs storage cupboard providing more storage for a family.

FAMILY BATHROOM

6'8 x 6'5 (2.02m x 1.96m)

A modern white suite comprising panelled bath with tiled surround, mixer tap and shower attachment, pedestal wash hand basin, low level WC, UPVC double glazed sash window to front elevation.

BEDROOM ONE

15'7 x 9'6 (4.75m x 2.91m)

A great sized double bedroom with 2 UPVC double glazed sash windows to rear elevation, enjoying far reaching views. Radiator, door to;

EN-SUITE SHOWER ROOM

6'8 x 5'11 (2.02m x 1.79m)

A modern white suite comprising corner glazed shower cubicle with wall mounted mixer shower and fully tiled surround, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, opaque UPVC double glazed window to side elevation.

SECOND FLOOR LANDING

Radiator, doors lead off the landing providing access to all further rooms.

BEDROOM TWO

15'7 x 9'11 (4.75m x 3.02m)

Radiator, 2 UPVC double glazed sash windows to rear elevation, enjoying similar views to bedroom one.

BEDROOM THREE

11'0 x 7'11 (3.37m x 2.42m)

Radiator, UPVC double glazed sash window to front elevation.

SHOWER ROOM

8'11 x 4'0 (2.71m x 1.23m)

A modern white suite comprising corner glazed shower cubicle with wall mounted mixer shower and fully tiled surround, pedestal wash hand basin, low level WC, radiator, tiled flooring.

BEDROOM FOUR

11'0 x 7'8 (3.37m x 2.33m)

UPVC double glazed sash window to front elevation, radiator. The perfect room to be used as a guest bedroom or children's bedroom/playroom.

OUTSIDE

To the rear of the property is a good sized enclosed garden, with a paved patio and lawned area. A perfect setting for outdoor gatherings and al fresco dining. Useful outside tap. Steps and pathway lead to a wooden gate, providing access to a single garage. The garage has an up and over door with power and light connected.

AGENTS NOTE

We understand from the sellers that there is a service/maintenance charge to pay for the maintenance/upkeep of the site and fees are to be confirmed. The tenure of this property is freehold.

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

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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