



## 21 Combley Drive

Thornbury, Plymouth, PL6 8JW

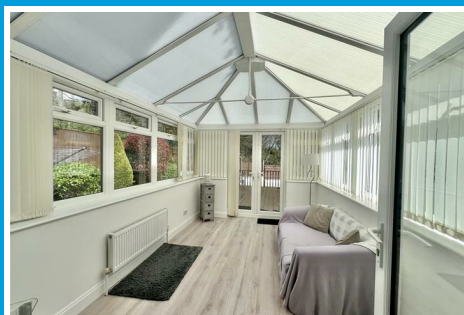
£399,950



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## COMBLEY DRIVE, THORNBURY, PLYMOUTH, PL6 8JW

### THE PROPERTY

A most well presented detached house understood to have been built in the 1970's and owned by the present owner for many years. looked after and maintained to a high standard. Having the benefit of quality uPVC double glazing and gas fired central heating with a modern Worcester Greenstar boiler. A spacious light and airy home standing on a generous size plot, narrow at the front and widening towards the rear. Excellent parking facilities for three plus vehicles on the drive and within the large garage with store behind. A front garden, side access and to the rear, a generous size enclosed walled and fenced private back garden enjoying a good degree of privacy and seclusion.

The accommodation with entrance porch, hall with useful downstairs cloakroom/WC, stairs rising to the first floor, a generous size front set lounge with fireplace, a separate dining room opening to the good size conservatory set overlooking the back garden. A modern fitted integrated kitchen, four ring Whirlpool gas hob with Whirlpool electric oven under, one and a half bowl sink unit, a useful utility room and space for other white goods.

At first floor level, a landing giving access to three double bedrooms, a large master bedroom with useful built in storage, as is the second bedroom and a well appointed family bathroom with bath, WC, wash hand basin and separate shower.

### LOCATION

Set tucked away at the end of this cul de sac of Combley

Drive in the popular residential area of Thornbury which provides for a number of local services and amenities. The position is convenient for easy access to Derriford Hospital and business parks, close by commuting into Plymouth city and nearby connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

Door into:

##### HALL

Staircase rises to the first floor with under stairs storage cupboard.

##### CLOAKROOM

Window to the rear. WC and wash hand basin.

##### LOUNGE

17' x 10'9 (5.18m x 3.28m)

Windows to the front and side. Fireplace.

##### DINING ROOM

10' x 8'11 (3.05m x 2.72m)

Twin french doors to:

##### CONSERVATORY

13'2 x 8'9 (4.01m x 2.67m)

Twin french doors to the back garden and windows on three sides.

##### KITCHEN

11'5 x 9'11 (3.48m x 3.02m)

Fitted kitchen with a good range of cupboard and

drawer storage. One and a half bowl sink unit. Four ring gas hob. Door to:

### UTILITY ROOM

8'5 x 5'2 (2.57m x 1.57m)

Glazed on three sides. Space for white goods.

### FIRST FLOOR

#### LANDING

Light and airy with window to the rear.

#### BEDROOM ONE

17' x 10'9 (5.18m x 3.28m)

Range of built in and fitted bedroom furniture.

#### BEDROOM TWO

10'5 x 10' max (3.18m x 3.05m max)

Built in wardrobe.

#### BEDROOM THREE

9'11 x 8'11 (3.02m x 2.72m)

Window to the rear.

#### BATHROOM

Suite comprising corner bath, WC, wash hand basin and separate shower.

### EXTERNALLY

Drive with parking for three plus vehicles in line and giving access to the garage. Walled front garden, access on both sides to the rear. Generous size GARAGE 15'8 x 12' with power and lighting, gas meter, cold water tap. Partitioned off from a STORE 12' X 7'10 with double glazed window, power and lighting. A large walled enclosed rear garden, landscaped with decked terrace next to the conservatory, wrap around lawned gardens with ornamental bushes and shrubs. Sheltered and paved patio area. Garden store.

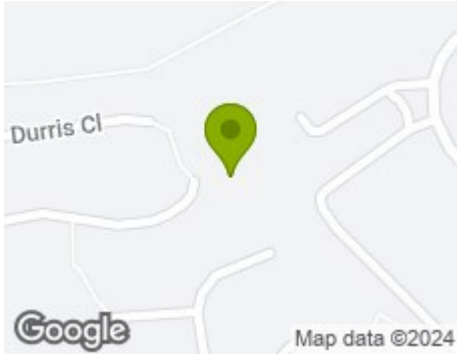
### AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.



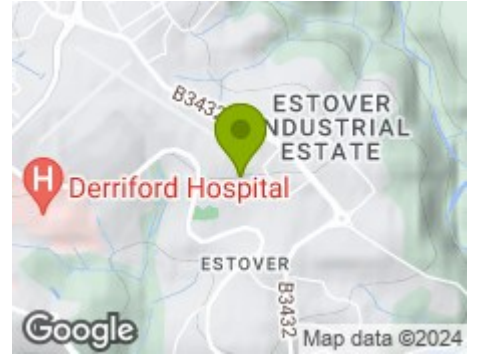
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

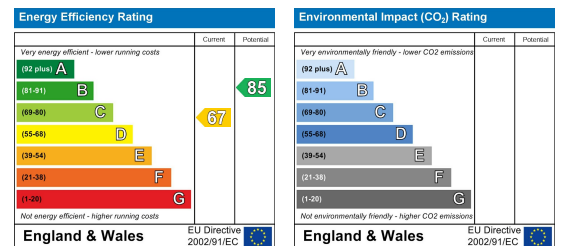


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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