



## 14 Verden Close

Peverell, Plymouth, PL3 4BT

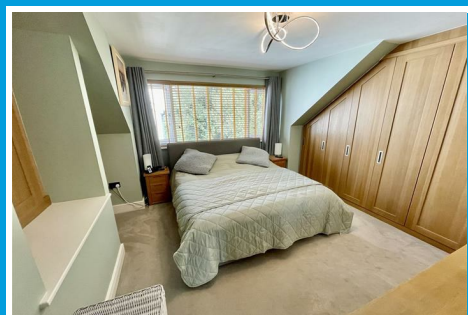
£475,000



# 14 Verden Close

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## VERDEN CLOSE, PEVERELL, PLYMOUTH, PL3 4BT

### THE PROPERTY

A modern detached house, now about ten years old which the current owners have extensively upgraded and improved to a high quality specification and finish. Having the benefit of a heating system with gas condensing boiler now three years old, under floor heating, quality double glazing, CCTV and new suites to the family bathroom, master bedroom suite. Downstairs cloakroom. Quality fitted integrated kitchen with Neff appliances. Standing on a good size plot with private off street parking on the wide double width drive and a southerly facing enclosed level landscaped back garden. A property that must be seen in order to be fully appreciated.

### LOCATION

Set at the end of Verden Close in this position adjoining Mutley Park, close to Thorn Park with a variety of local services and amenities to hand.

### ACCOMMODATION

#### STORM PORCH

Door with adjoining window into:

#### GROUND FLOOR

##### HALL

17' x 6'7 (5.18m x 2.01m)

Staircase with carpeted treads rises in a straight run to the first floor. Built in under stairs storage drawers.

##### WC

Window to the side. White close coupled WC and corner wash hand basin.

#### KITCHEN/DINING ROOM

14'6 x 13'5 floor area (4.42m x 4.09m floor area)

Window and glazed door overlooking and opening to the rear garden. A quality modern fitted kitchen with large island incorporating cupboard and drawer storage. Neff five ring variable

size induction hob, Neff pull up extractor fan. Work surfaces with matching up stands. One and a half bowl stainless steel under mounted sink with waste disposal and Quooker tap supplying boiling, chilled and sparkling water. Integrated appliances include automatic dishwasher, coffee making machine, Neff dual oven/microwave, full height fridge and separate full height freezer. Various lighting with down lighters, pendant light point. Unit with space for wine chiller.

#### GARAGE/UTILITY

Re-modelled garage to create utility area, which could be easily reinstated as a garage.

#### UTILITY ROOM

9'6 x 6'10 (2.90m x 2.08m)

Work surface with space and plumbing under suitable for washing machine and tumble dryer. Additional shelf and cupboard storage. Door into:

#### GARAGE

10'7 x 9'5 (3.23m x 2.87m)

Metal up and over door to the front on remote control. Automatic lighting. Wall mounted mains electric consumer unit.

#### FIRST FLOOR

##### LANDING

Window to the front with seat and further window to the side. Airing cupboard with fitted shelving and housing the controls for under floor heating etc.

##### LOUNGE

16'5 x 13'5 (5.00m x 4.09m)

Two windows to the rear.

##### BATHROOM

Patterned obscure glazed window to the side. Quality white modern suite with panelled bath with side set mixer tap and shower incorporating handheld mixer and overhead douche spray, close coupled WC and wall hung wash hand basin both with concealed plumbing.

## BEDROOM TWO

9'7 x 9'6 (2.92m x 2.90m)

Window to the front with seat and wardrobe.

## SECOND FLOOR

### LANDING

Window to the side. Airing cupboard housing large capacity hot water tank, pressurised heating controls etc.

### MASTER BEDROOM

14'3 x 12'4 (4.34m x 3.76m)

Large picture window to the front. Range of quality built in bedroom furniture with wardrobes and cupboards on both sides. Door to:

### EN SUITE SHOWER ROOM

Window to the side. Quality white suite with close coupled WC, wall hung wash hand basin with drawers under, cabinet over, shaver socket. Shower with aqua panels with hand held mixer tap and overhead douche spray.

### WC

Close coupled WC and wash hand basin.

### BEDROOM THREE

12'6 x 8'10 max (3.81m x 2.69m max)

Bedroom to the rear with park views. Built in wardrobe.

## BEDROOM FOUR/STUDY

13'2 x 7'2 max (4.01m x 2.18m max)

Window to the rear. Built in wardrobe.

## EXTERNALLY

A level double width herringbone pattern brick paved private drive provides off street parking for two vehicles comfortably and giving access to the garage. Side access pathways on both sides of the property lead through to the enclosed rear garden. Here a southerly facing enclosed level garden with paved patio, artificial lawn and at the end houses the impressive pod with power, lighting, heating and bluetooth speaker. Side access gate opening to Mutley Park beside. The back garden enjoying a good degree of privacy and seclusion with wall and fence boundaries and raised borders to the perimeter with specimen bushes, shrubs and plants. Outside water tap. Numerous bird species visiting the garden.

## AGENTS NOTE

Tenure - Freehold.

Maintenance charge - £27.25 pcm to cover communal lighting etc.

Plymouth City Council Tax - Band D.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

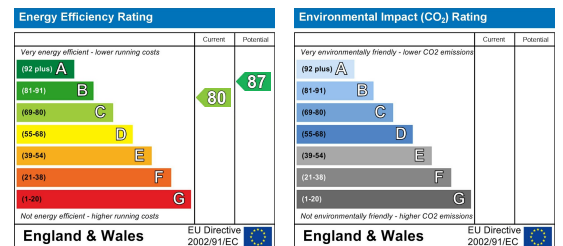


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## Viewing

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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