



8 Michael Road

Mannamead, Plymouth, PL3 5BL

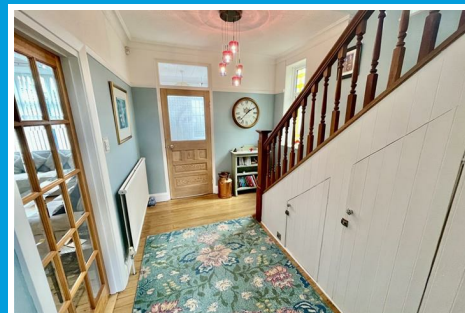
£475,000



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MICHAEL ROAD, MANNAMEAD, PLYMOUTH, PL3 5BL

THE PROPERTY

A spacious and well presented semi-detached house which is understood to have been built in the 1930's. The property has had the benefit of extensive upgrading, improvement and refurbishment to bring it up to its present high standard. Now providing a welcoming and comfortably appointed home with good size family accommodation. Having the benefit of all new double glazing, redecoration, a remodelled kitchen/breakfast room fitted with integrated appliances and a host of other works.

The accommodation comprising an entrance porch opening to a spacious reception hall, a generous size front set lounge with bay window and fireplace and a wide archway to a good size dining room with patio doors overlooking and opening to the rear garden. A well appointed fitted kitchen/breakfast room with outlook overlooking the back garden. A side porch gives access to a useful downstairs WC and utility room and with access into the garage.

At first floor level, a landing giving access to four double bedrooms and a well appointed bathroom and separate adjoining WC.

The property stands on a good size rectangular shape plot with off street parking on the private drive with space for two cars, carefully parked and giving access to the garage. Set back from the street and pavement by a front garden, low maintenance and paved. To the rear of the property, a delightful landscaped back garden with recently installed timber deck in 2023, paved patio, lawn, fish pond and large garden shed. Enjoying a good degree of privacy.

LOCATION

Found in this prime location, located in this short cul de sac within the Mannamead area with a good variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

Front door into:

GROUND FLOOR

ENTRANCE LOBBY

4'5 x 3'5 (1.35m x 1.04m)

Pine panelled part glazed door into:

RECEPTION HALL

13'11 x 9' (4.24m x 2.74m)

Timber boarded floor. Coved ceiling. Picture rail. Staircase with carpeted treads, timber newel post and banister rises to the first floor. Under stairs storage cupboards.

LOUNGE

16'10 x 12'9 (5.13m x 3.89m)

Bay window to the front. Focal feature raised hole in the wall log effect gas fire, tiled hearth. Timber boarded floor. Wide archway to:

DINING ROOM

13'11 x 12'9 (4.24m x 3.89m)

Light and airy with pVC double glazed patio doors overlooking and opening to the rear garden. Tiled hearth and timber boarded floor. Serving hatch to the breakfast room.

KITCHEN/BREAKFAST ROOM

17'3 x 13'4 max (5.26m x 4.06m max)

Light and airy with a tall window in the breakfast area and further window in the kitchen overlooking the back garden. Range of lighting including triple retro cluster in the breakfast area, retro light points over the breakfast bar and down lighters in the kitchen. A modern fitted integrated kitchen with granite work surfaces, metro tiled splash backs. Inset one and a half bowl sink with chrome mixer tap. Quality integrated appliances include Zanussi four ring variable size Scott Ceran hob with illuminated extractor hood over and electric fan assisted oven under. Wine chiller. Integrated separate fridge and separate freezer and automatic dishwasher. Cupboard housing the Worcester gas fired boiler servicing the central heating and domestic hot water. PVC part double glazed door to:

SIDE PORCH

PVC part double glazed doors to the front and opening to the rear garden.

UTILITY ROOM

6'9 x 4'4 (2.06m x 1.32m)

Work surfaces along two sides. Stainless steel sink. Cupboard storage. Plumbing suitable for an automatic washing machine and tumble dryer.

WC

4'7 x 3'4 (1.40m x 1.02m)

Window to the rear. White modern close coupled WC.

GARAGE

17'5 x 9'3 (5.31m x 2.82m)

Double glazed window to the side. Power and lighting. Up and over door to the front on remote control activation.

FIRST FLOOR

LANDING

Window to the side.

BEDROOM ONE

17'3 x 12'9 (5.26m x 3.89m)

Wide bay window to the front elevation. Built in wardrobe.

BEDROOM TWO

13'11 x 12'10 (4.24m x 3.91m)

Window to the rear with long views. Built in wardrobe.

BEDROOM THREE

10' x 8'8 (3.05m x 2.64m)

Window to the rear with long views.

BEDROOM FOUR

9'1 x 6'8 (2.77m x 2.03m)

Window to the front.

BATHROOM

Obscure glazed windows to the side and rear elevations. Quality white

modern suite with vanity wash hand basin with mixer tap, mirror over and drawers under. Panelled bath with mixer tap, shower attachment and tiled splash backs. Separate tiled shower with thermostatic control with handheld mixer and overhead douche spray. Ladder radiator. Metro tiled walls. Storage cupboard.

WC

Obscure lazed window to the front. Close coupled WC.

EXTERNALLY

A gate opens into the front with the property set well back from the street and pavement by a wide paved area, low maintenance with raised borders. A wide entrance opens into the double width brick paved drive with potential space for two cars, carefully parked and giving access to the side set garage. To the rear, a good size enclosed back garden enjoying a good degree of privacy with timber overlap fencing to the boundaries, brick paved patio and large garden shed. A recently decked patio and lawned garden with wide borders containing a variety of ornamental bushes and shrubs. Ornamental fish pond.

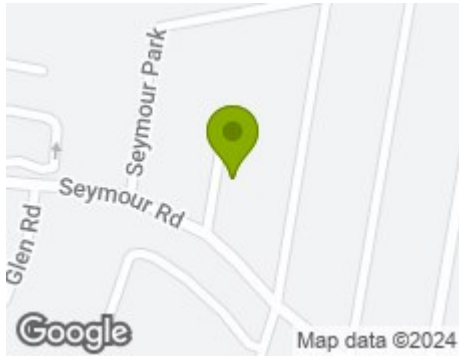
AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Band - Band E.



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

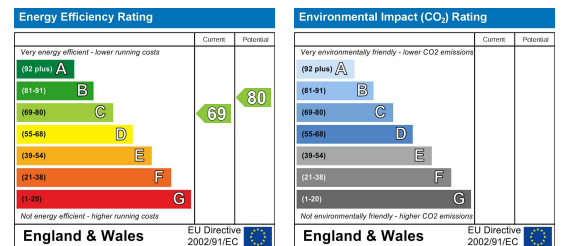


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Viewing

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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