



8 Seymour Park

Mannamead, Plymouth, PL3 5BQ

Guide Price £650,000



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SEYMOUR PARK, MANNAMEAD, PLYMOUTH, PL3 5BQ

GUIDE PRICE £650,000 - £700,000

THE PROPERTY

A most well presented semi detached house which has been in the past comprehensively upgraded, improved, refurbished and with large extensions and remodelling of the layout. Now providing a comfortably appointed family style home offering flexibility of layout and usage. On the ground floor with spacious reception hall, useful downstairs WC, large sitting room with bay window to the front and further window to the side, this open plan to the spacious dining room with three velux style windows and tri fold doors to the rear garden, this openly connected to the spacious modern fitted integrated kitchen. A further reception room/study/bedroom five with window and front door, utility room and a second WC. This area perhaps offering potential to create a separate suite of rooms if desired, or space to work from home.

At first floor level, a landing with vaulted ceiling incorporating velux double glazed roof lights, four double bedrooms including an impressive and very large master bedroom with en suite shower room and walk in wardrobe, a second guest bedroom also with an en suite shower room and a spacious well appointed family bathroom/WC.

The property stands on a generous size plot and has excellent off street parking on the level drive and to the rear a delightful landscaped low maintenance garden, with features such as hot tub and sunken seating area incorporating a fire pit, enclosed and ideal and safe for children to play in.

LOCATION

Set in this prime residential area of Mannamead and found in one of the most popular and sought after streets. With a number of local services and amenities nearby and with easy access into the city and close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

19'9 x 8' max (6.02m x 2.44m max)

Impressive feature staircase with stainless steel and glass detailing. Steps incorporating adjustable lighting. Storage cupboard.

WC

White modern close coupled WC and pedestal wash hand basin.

SITTING ROOM

28'3 x 15'3 (8.61m x 4.65m)

Bay window to the front and further window to the side. Built in ceiling speakers.

KITCHEN/DINING ROOM

26'10 x 18'9 max (8.18m x 5.72m max)

'L' shaped. Outlook over the rear garden through various windows and tri-fold doors opening to the back. Four velux double glazed roof lights. Fitted integrated kitchen with work surfaces, matching upstands and window sill. One and a half bowl composite sink unit with adjustable mixer tap and hot water tap. Integrated appliances Bosch dishwasher, Miele hob with four variable size gas hobs and hot plate, splash back and extractor hood over, Miele oven, Miele combination oven and Bosch microwave.

UTILITY ROOM

6'8 x 5'6 (2.03m x 1.68m)

Cupboard and drawer storage. Sink. Space and plumbing suitable for automatic washing machine and tumble dryer. Door to:

CLOAKROOM

Window to the rear. White close coupled WC and pedestal wash hand basin.

STUDY/BEDROOM FIVE

12'4 x 10'7 (3.76m x 3.23m)

Window and door to the front.

FIRST FLOOR

LANDING

High vaulted ceiling with two velux double glazed windows.

MASTER BEDROOM

22' x 13'5 (6.71m x 4.09m)

High vaulted ceiling with two velux double glazed lights and windows to the front. Spot lighting. Built in speakers. High level storage cupboard. Two doors off to:

WALK IN STORAGE CUPBOARD

4'10 x 3' (1.47m x 0.91m)

EN SUITE SHOWER ROOM

Wet room style with shower area, with hand held mixer and overhead douche spray. WC. His and hers vanity wash hand basins with drawers under and mirrors over.

GUEST BEDROOM

13'5 x 12'9 (4.09m x 3.89m)

Window to the rear. Built in wardrobes. Door to:

EN SUITE SHOWER ROOM

Window to the rear. White suite with pedestal wash hand basin, close coupled WC and tiled shower with thermostatic control.

BEDROOM THREE

12'2 x 11'6 max (3.71m x 3.51m max)

Bay window to the front and further window to the side.

BEDROOM FOUR

10' x 9'6 (3.05m x 2.90m)

Window to the front.

BATHROOM

Obscure glazed window to the rear. Close coupled WC, pedestal wash hand basin and spa bath with high set mixer tap and shower attachment.

EXTERNALLY

A good size plot with excellent parking to the front accessed via wide substantial iron gates. Audio entry phone system and pedestrian gate opening to a wide tarmac area providing off street parking for various vehicles and giving access to the integral garage. Gated path to the side leads through to the enclosed landscaped back garden, attractively laid out with a wide terrace next to the dining room, slate steps, further decked terrace with built in hot tub, barbecue area, seating and lawned garden. Lighting and speakers. Enjoying a good degree of privacy with wall, fence and hedge boundaries.

AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band E.



Road Map



Hybrid Map

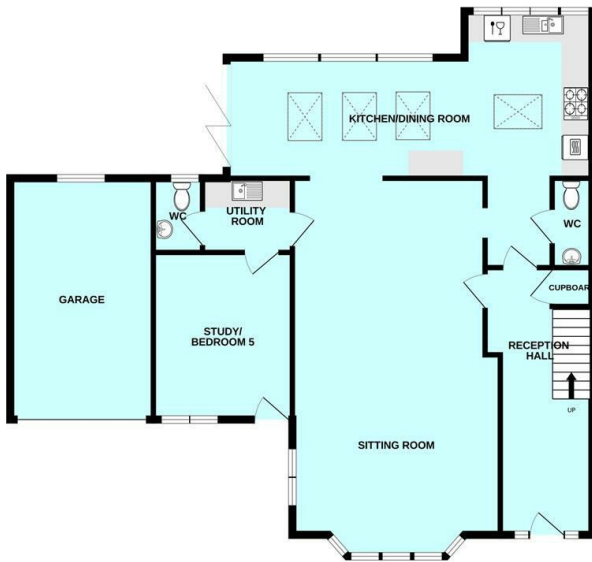


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

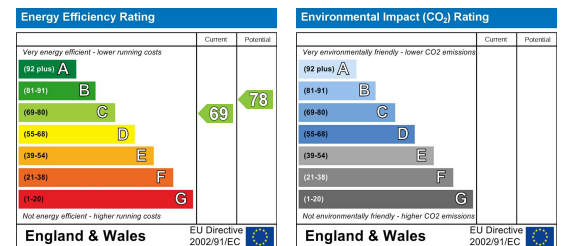


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Viewing

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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