



## 7 Seymour Drive

Mannamead, Plymouth, PL3 5BG

£875,000

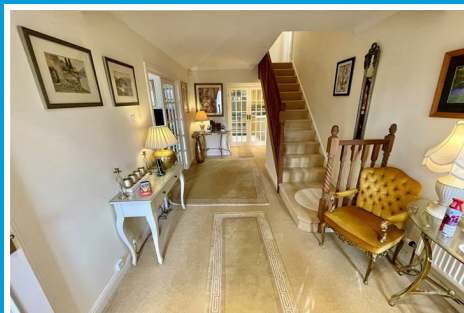




# 7 Seymour Drive

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## SEYMOUR DRIVE, MANNAMEAD, PLYMOUTH, PL3 5BG

### THE PROPERTY

Built circa.1967 owned by the current owner since 2000. In the past the property has had major upgrading and refurbishment together with extension at the front, providing for a larger sitting room and extension at the rear with a spacious conservatory/sun room, a double storey extension over the garage providing for a master bedroom with en suite.

A well proportioned family home with accommodation on the ground floor comprising entrance porch, a spacious reception hall, large sitting room with picture window to the front, a good size separate dining room with outlook over the rear garden, a fitted integrated kitchen and from here into the large conservatory/sun room with new roof and insulation and delightful outlook over the back garden. A generous size separate utility room which houses the Ideal gas fired boiler and a useful downstairs shower room/WC accessed off the hall.

At first floor level, a landing giving access to all bedrooms including a master bedroom suite with a spacious double bedroom, built in wardrobe and a well appointed en suite bathroom. A further four good size bedrooms, all doubles and a well appointed family bathroom/WC.

The property stands on a relatively large plot, set tucked away in this quiet cul de sac of Seymour Drive, a residential district within Mannamead. With excellent parking at the front via substantial timber gates into a circular drive and providing off street parking for 7 plus

vehicles and giving access to the garage set to the side. With side access pathways leading through to the good size enclosed rear garden which enjoys a good degree of privacy enclosed by fence boundaries and with a variety of well established bushes and shrubs, a greenhouse and productive fruit trees including plum and pear.

### LOCATION

Found in central Mannamead, a highly sought after and popular area and this property tucked away in a very private quiet cul de sac. With a good variety of local services and amenities to hand and the position convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

#### GROUND FLOOR

#### STORM PORCH

12 x 4'7 (3.66m x 1.40m)

#### RECEPTION HALL

23' x 9'1 (7.01m x 2.77m)

#### SITTING ROOM

19'6 x 18'10 (5.94m x 5.74m)

#### DINING ROOM

12'5 x 12'5 (3.78m x 3.78m)

#### KITCHEN

15'7 x 12'5 (4.75m x 3.78m)

Integrated with island. One and a half bowl sink unit, Baumatic range style cooker. Archway to:

## CONSERVATORY

15'6 x 12'6 (4.72m x 3.81m)

## UTILITY ROOM

9 x 8'11 (2.74m x 2.72m)

Sink and Ideal boiler servicing the central heating and hot water.

## SHOWER ROOM

Shower, WC and wash hand basin.

## INTEGRAL GARAGE

17'9 x 9' (5.41m x 2.74m)

## FIRST FLOOR

### LANDING

## MASTER BEDROOM

23'10 x 8'9 (7.26m x 2.67m)

Wardrobe. Doorway to:

## EN SUITE BATHROOM

Bath, shower, WC and 'his and hers' wash hand basins.

## BEDROOM TWO

14'5 x 12'5 (4.39m x 3.78m)

## BEDROOM THREE

12'5 x 10'1 (3.78m x 3.07m)

## BEDROOM FOUR

12'5 x 9'11 (3.78m x 3.02m)

## BEDROOM FIVE

9'1 x 8'5 (2.77m x 2.57m)

## FAMILY BATHROOM

Bath, WC and wash hand basin.

## EXTERNALLY

A circular brick paved drive at the front provides off street parking for numerous vehicles and gives access to the garage. Side access pathways. To the rear, a mature enclosed back garden.

## AGENTS NOTE

Tenure - Freehold.

Plymouth City Council - Band F.





## Road Map



## Hybrid Map

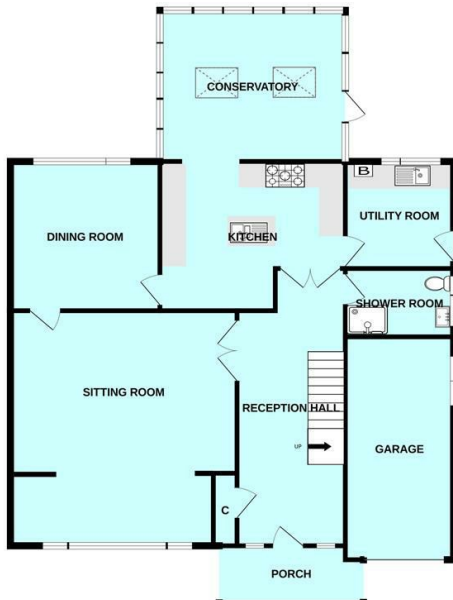


## Terrain Map



## Floor Plan

GROUND FLOOR



1ST FLOOR

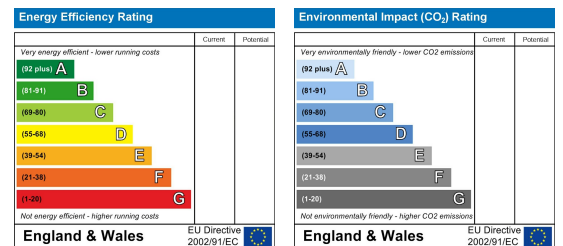


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## Viewing

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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