



7 Seymour Drive

Mannamead, Plymouth, PL3 5BG

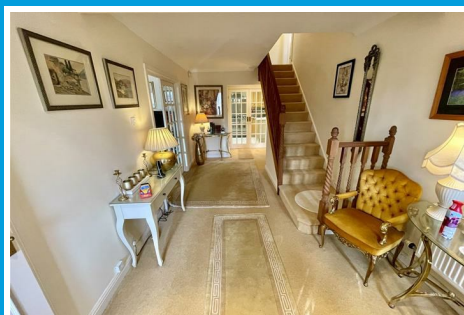
Guide Price £800,000



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GUIDE PRICE £800,000 - £850,000

**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.

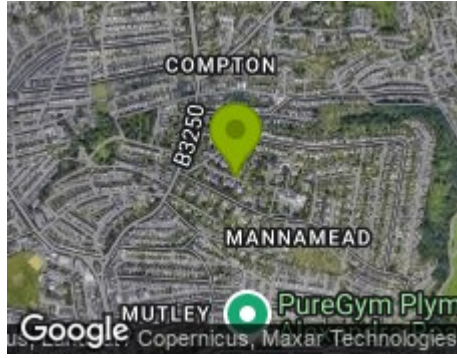
Plymouth City Council - Band F.



Road Map



Hybrid Map

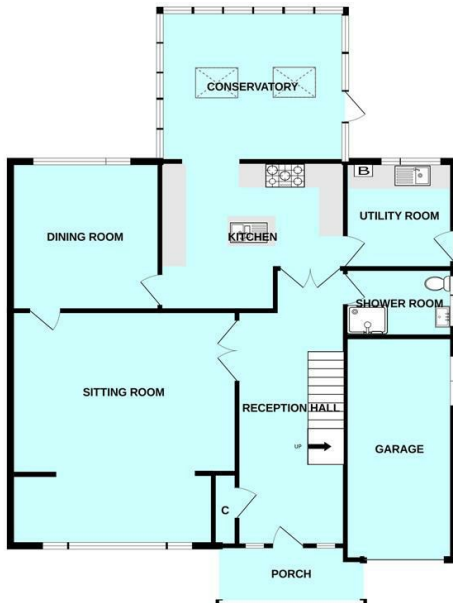


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR

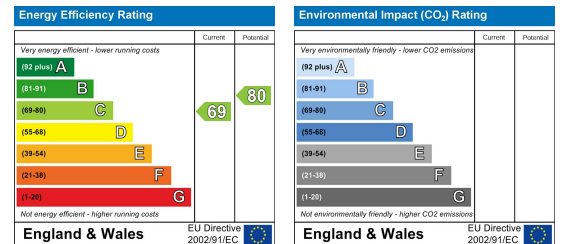


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Viewing

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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