



## 'Roseland Cottage' 14 Thornhill Way

Mannamead, Plymouth, PL3 5NP

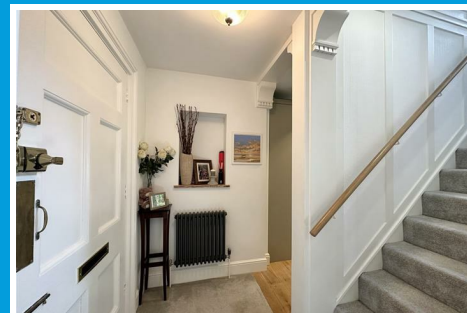
Guide Price £500,000



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**THORNHILL WAY, MANNAMEAD,  
PLYMOUTH, PL3 5NP**

**GUIDE PRICE £500,000 - £525,000**

## ACCOMMODATION

A superbly presented characterful home being an original period built cottage which has undergone major upgrading, improvement and refurbishment together with substantial extension, undertaken to the highest standard. Works undertaken in a style sympathetic and in keeping with the period and retaining a variety of characterful original features and these complemented by a host of modern conveniences. Having the benefit of gas central heating and double glazing. Well-appointed with master bedroom en-suite, family bathroom and guest bedroom en-suite. A spacious sitting room with wood burning stove, a large open plan kitchen/dining room modern fitted integrated and three good sized bedrooms. Excellent parking on long relatively wide private drive and well kept low maintenance gardens.

## PLANNING PERMISSION

For loft conversion and front porch extension.

## LOCATION

Set in a highly private tucked away position, off Thornhill Way in the prime residential district of Mannamead. Here with a good variety of local services available nearby in both Mannamead and Hartley. The position convenient for access into the city and nearby connection to major routes in other directions.

Wide panelled door into:

## GROUND FLOOR

## HALL

Staircase to first floor. Door to kitchen and door to:

## SITTING ROOM

17'0" x 12'0" (5.18m x 3.66m)

Picture window to the front. Feature brick fireplace with wood burning stove and two windows to either side. Panelled ceiling. Serving hatch.

## KITCHEN/DINING ROOM

17'7" x 13'6" min (5.36m x 4.11m min)

French doors to the back garden. Ceiling roof lights. Quality modern fitted kitchen with an excellent range of cupboard and drawer storage, surfaces with matching up stands. 'Zanussi' five ring variable size gas hob with two 'Zanussi' ovens under. Dishwasher. One and a quarter bowl sink unit with adjustable mixer tap. Space for Americal style fridge. Openly connected to:

## LOBBY/UTILITY

7'6" x 6'6" (2.29m x 1.98m)

Double glazed door to the front. Built in cupboard. Spaces and plumbing suitable for automatic washing machine and tumble dryer. To the rear of the kitchen a lobby giving access to:

## MASTER BEDROOM

14'4" x 13'4" (4.37m x 4.06m)

French door overlook and open to the rear garden. Two roof lights. Door to:

## EN-SUITE SHOWER ROOM

White modern suite with close coupled wc, wash hand basin and tiled shower.

## FIRST FLOOR

## LANDING

Window to the rear.

## GUEST BEDROOM TWO

12'0" x 9'3" (3.66m x 2.82m)

Window to the front with long views towards the sea in the distance. Bedroom furniture, wardrobe and dressing table. Door to:

## EN-SUITE SHOWER ROOM

White modern suite with close couple wc, wall hung wash hand basin with drawers under and quadrant tiled shower with thermostatic control, hand held mixer and overhead douche spray.

## BEDROOM THREE

11'10" x 7'2" (3.61m x 2.18m)

Window to the rear. Ladder staircase to the second floor loft.

## BATHROOM

Window to the side. Quality white modern suite with vanity wash hand basin, drawers under, wc, claw foot panelled bath with mixer tap and separate 'Mira' thermostatic shower over with hand held mixer and douche spray. Wall mounted 'Ideal Logic Combi C35' gas boiler servicing central heating and domestic hot water.

## SECOND FLOOR

## LOFT ROOM

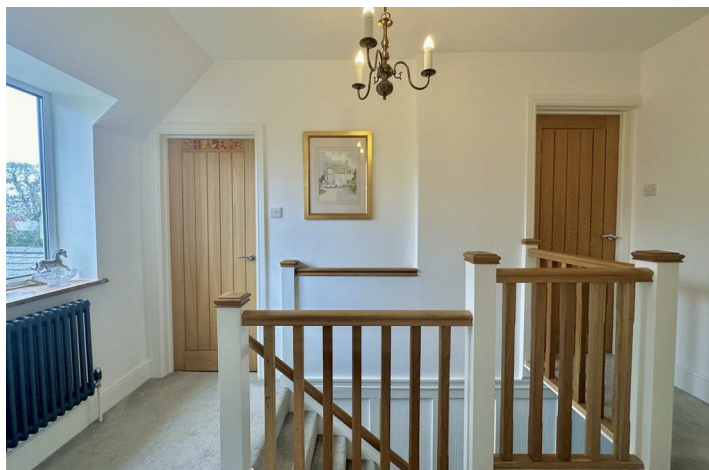
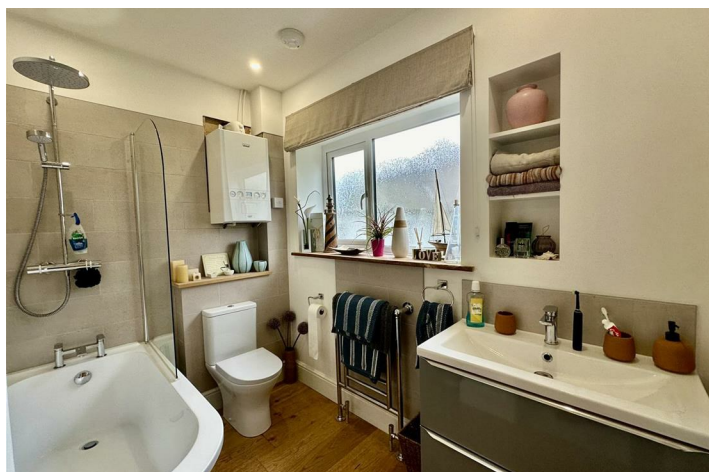
- long room the width of the house, insulated, panelled ceiling. 'Velux' double glazed window with panoramic views in a southerly direction to Plymouth Sound and beyond. Excellent storage area.

## OUTSIDE

A herringbone pattern brick paved drive provides off street parking opening via substantial double decorative iron gates to a further brick paved drive area. Mature Beech tree. Access pathways with various lighting. Rear garden with decking, lawn, stone wall boundary to the rear. Power and lighting.

TENURE: Freehold

COUNCIL TAX BAND: E



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

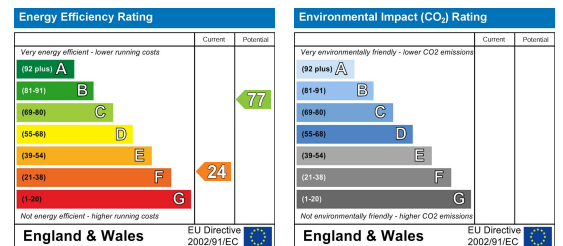


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## Viewing

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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