



## 2 Tylney Close

Roborough, Plymouth, PL6 6BX

Offers Over £400,000



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## TYLNEY CLOSE, ROBOROUGH, PLYMOUTH, PL6 6BX

### THE PROPERTY

A semi detached dormer style house, understood to have been built circa.1967. Owned by the present owners for many years, extensively upgraded, improved and refurbished together with remodelling of the layout and a substantial extension added to the rear, circa.1991. Having the benefit of gas fired central heating with a Vaillant boiler and uPVC double glazing. A spacious family home offering flexibility of layout and usage.

On the ground floor with entrance porch, long hall, lounge/dining room with fireplace, modern fitted integrated kitchen/family room, the family area with french doors overlooking and opening out to the rear garden. Off the kitchen, a conservatory. A useful shower room/downstairs WC and snug/bedroom four.

At first floor level, three further good size bedrooms and a well appointed family bathroom/WC.

Standing on a generous size corner plot with good parking on a double width private drive with a side area suitable for additional parking. Wrap around southerly and westerly facing low maintenance enclosed landscaped gardens. outbuildings include office/craft room.

### ACCOMMODATION

### GROUND FLOOR

#### PORCH

5'6 x 3'4 (1.68m x 1.02m)

#### RECEPTION HALL

Long central hall.

#### LOUNGE/DINING ROOM

21'3 x 11'6 (6.48m x 3.51m)

Picture window to the front. Window to the side. Fireplace.

#### KITCHEN/FAMILY ROOM

20'10 x 10'9 (6.35m x 3.28m)

Modern fitted integrated kitchen. Double sink. Microwave. French doors to the rear.

#### CONSERVATORY

12'6 x 11'4 max (3.81m x 3.45m max)

#### SNUG/BEDROOM FOUR

15'9 x 8'6 (4.80m x 2.59m)

Window to the front.

#### SHOWER ROOM

Suite with shower, wash hand basin and WC.

### FIRST FLOOR

#### LANDING

17' x 5'8 (5.18m x 1.73m)

Plus deep built in wardrobe.

## BEDROOM ONE

11'5 x 9'3 floor area (3.48m x 2.82m floor area)

Built in wardrobe/cupboard storage to one wall.

## BEDROOM TWO

11' x 8'5 floor area (3.35m x 2.57m floor area)

Plus built in wardrobes to one end.

## BEDROOM THREE

11'7 x 7'5 (3.53m x 2.26m)

## BATHROOM

White modern suite with bath, wash hand basin and WC.

## EXTERNALLY

Parking on double width drive and side area suitable for additional off street parking. Low maintenance landscaped side and rear southerly facing gardens. Outbuildings including large craft/store room. Cellar. Single garage.

## AGENTS NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band C.



## Road Map



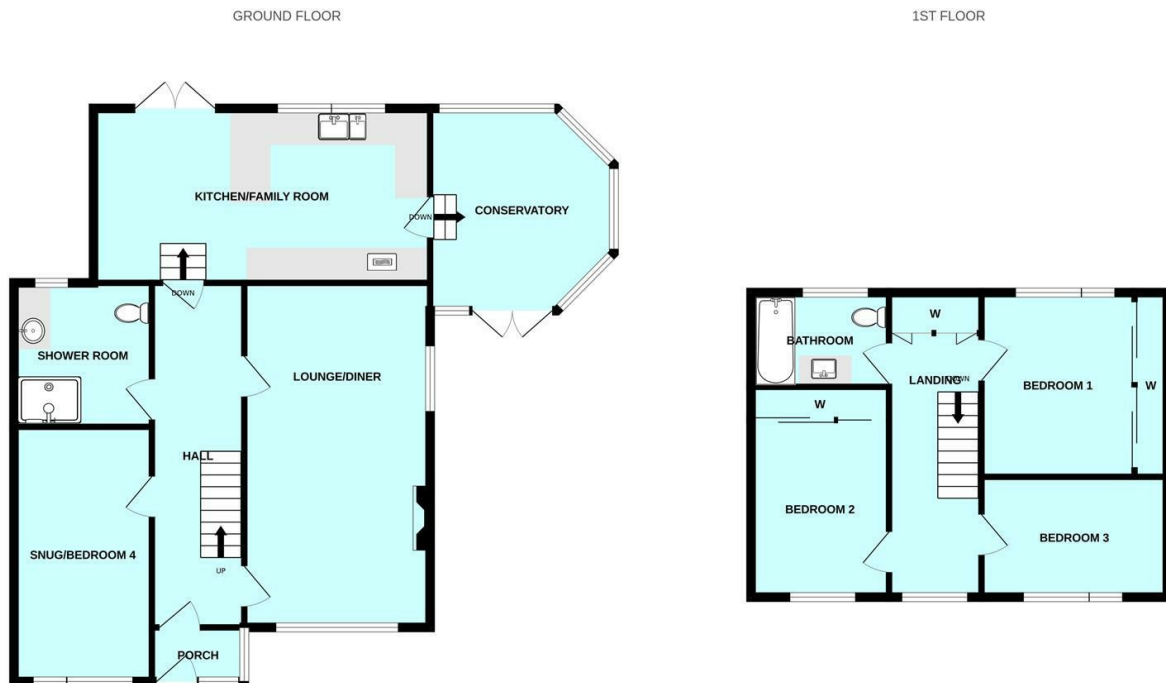
## Hybrid Map



## Terrain Map



## Floor Plan

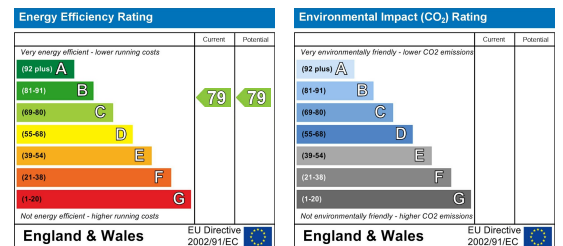


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## Viewing

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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