



## 43 Segrave Road

Milehouse, Plymouth, PL2 3DS

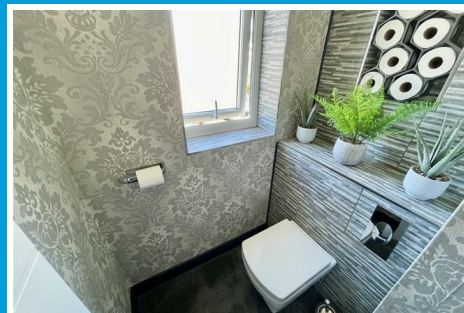
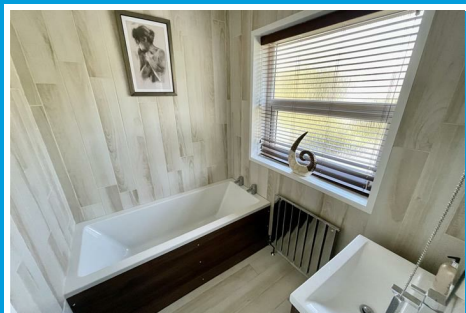
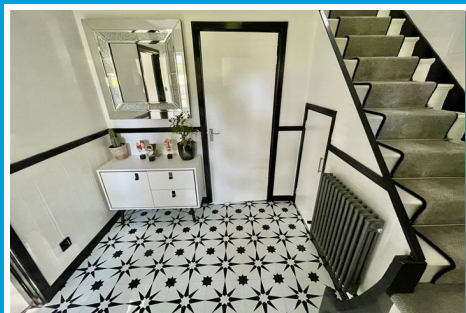
£325,000



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## SEGRAVE ROAD, MILEHOUSE, PL2 3DS

### THE PROPERTY

A well presented semi detached house thought to have been built in the 1960's. Owned for many years by the present owners, extensively upgraded, improved and refurbished and now providing a contemporarily styled and comfortably appointed most welcoming home. Having the benefit of gas fired central heating with a modern Worcester boiler and under floor heating in the kitchen. Double glazed throughout. Well proportioned accommodation with spacious hall, generous size lounge/dining room, modern fitted integrated kitchen/breakfast room, three bedrooms and a well appointed bathroom and separate WC. At lower ground floor basement level, a useful utility room, store room and access to other under floor areas. Parking on a private drive and within the garage. Low maintenance front garden, side access and landscaped rear garden.

### LOCATION

Found in this popular established mainly residential area of Milehouse with a variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

#### STORM PORCH

Front door with double glazed lights and windows to either side into:

## GROUND FLOOR

### HALL

10'3 x 7'11 overall (3.12m x 2.41m overall)

Staircase with carpet runner rises and turns to the first floor. Useful under stairs storage cupboard.

### LOUNGE/DINING ROOM

19' x 12'2 max (5.79m x 3.71m max)

Windows to the front and rear. Coved ceiling. Focal feature raised coal effect gas fire with raised granite hearth. Designer radiators.

### KITCHEN/BREAKFAST ROOM

10'9 x 10'2 (3.28m x 3.10m)

Picture window to the rear. Double glazed side entrance door and window to the side. Modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units along two sides. Work surfaces with matching splash backs and upstands. Under mounted stainless steel sink with chrome mixer tap. Quality integrated appliances include Neff four ring variable size Ceran hob, Neff electric fan assisted hide and slide oven under with extractor hood over. Integrated fridge. Under floor heating.

## FIRST FLOOR

### LANDING

Obscure glazed window to the side. Access hatch to insulated loft.

## BEDROOM ONE

12'2 x 11'1 max (3.71m x 3.38m max)

Picture window to the front. Coved ceiling.

## BEDROOM TWO

11'7 x 7'8 (3.53m x 2.34m)

Picture window to the rear. Coved ceiling. Fitted wardrobes.

## BEDROOM THREE

7'10 x 7'2 (2.39m x 2.18m)

Window to the front. Built in over stairs wardrobe.

## BATHROOM

Obscure glazed window to the side. Quality white modern suite with panelled bath, separate taps, vanity wash hand basin with chrome mixer tap, cupboard under and mirror over. Designer radiator.

## WC

Obscure glazed window to the rear. Close coupled WC with concealed cistern.

## EXTERNALLY

## LOWER GROUND FLOOR

### CELLAR/UTILITY ROOM

10'7 x 5'10 with good head height approx 7'6 (3.23m x 1.78m with good head height approx 2.29m)

Door to the back garden. Belfast style sink. Wall mounted gas fired boiler servicing the central heating and domestic hot water. Space and plumbing suitable for automatic washing machine and space for tumble dryer. Door into:

### STORE

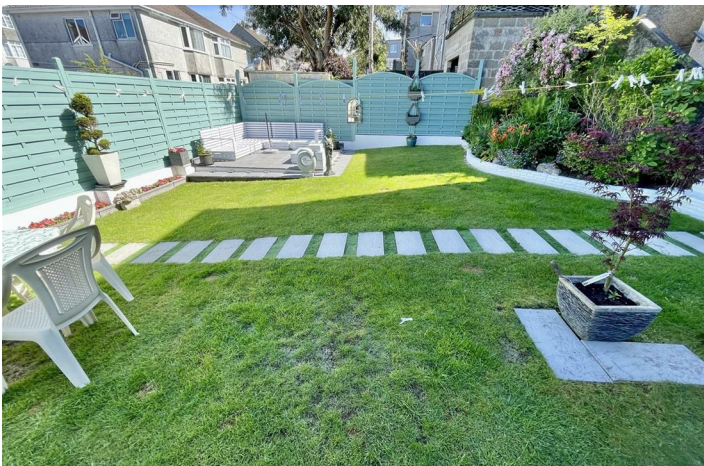
12' x 5'10 with similar head height (3.66m x 1.78m with similar head height)

Excellent storage space. Both rooms with doorway/crawling hatches giving access to other under floor areas.

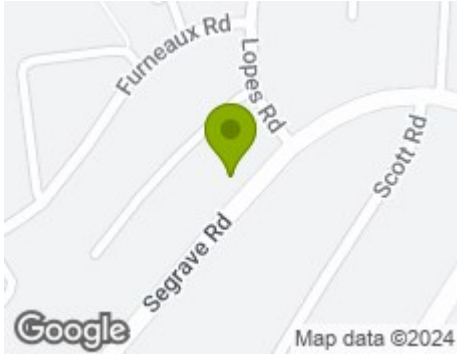
### AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.



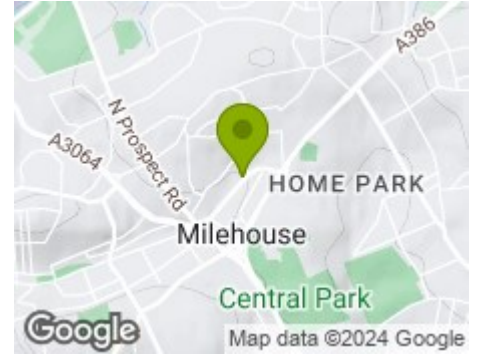
## Road Map



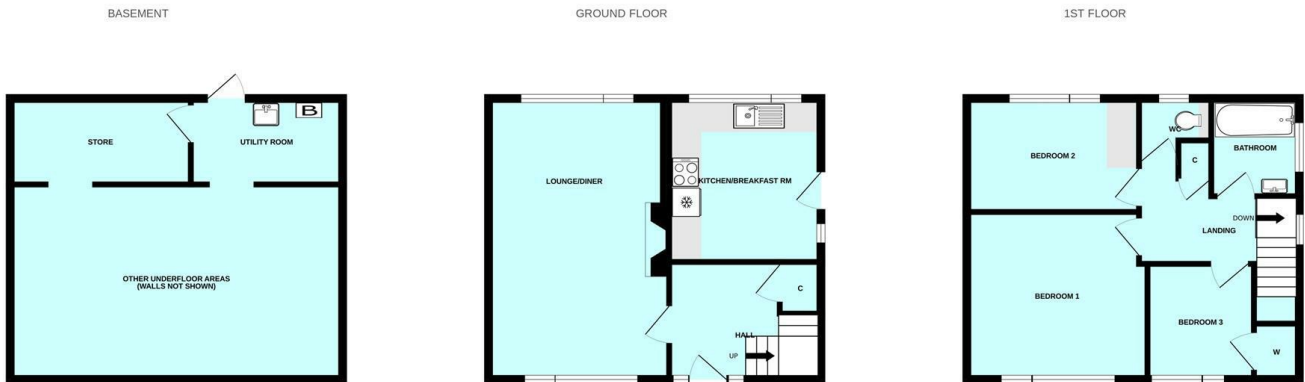
## Hybrid Map



## Terrain Map



## Floor Plan

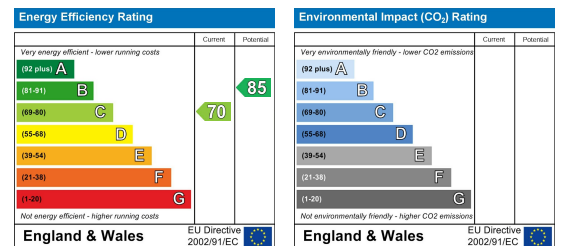


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## Viewing

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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