



## 40 Vapron Road

Mannamead, Plymouth, PL3 5NN

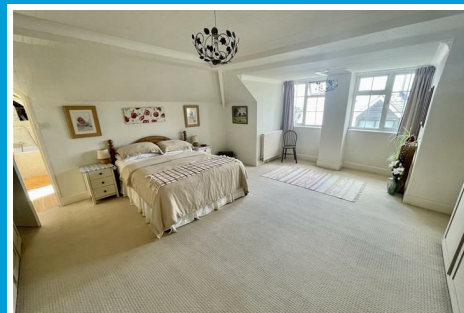
Guide Price £700,000



# 40 Vapron Road

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## VAPRON ROAD, MANNAMEAD, PLYMOUTH, PL3 5NN

### THE PROPERTY

An attractive and spacious period built detached dormer style bungalow built circa.1929. Providing generously proportioned adaptable accommodation. Maintained in the past and having the benefit of double glazing and gas central heating. Upgraded in the past in respect of the kitchen and bathroom fittings. On the ground floor with porch, large reception hall, two good size double bedrooms, most spacious double size sitting/dining room with french doors and window to the south side elevation. A large spacious modern fitted integrated kitchen with pantry, rear lobby and utility off. A separate well appointed family bathroom/WC and next to this, a separate shower room/WC. At first floor, a large master bedroom with en suite bathroom/WC and fourth good size double bedroom, from here access into a large walk in loft area.

Standing on a good size rectangular shape plot with garage, off road parking, workshop/store, delightful mature southerly facing enclosed gardens. No onward chain.

### LOCATION

Found in this prime, popular established residential area of Mannamead fronting onto Vapron Road and to the rear onto Thornhill Road. A whole variety of local services and amenities are found nearby and the position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

Two panelled part glazed doors into:

#### GROUND FLOOR

##### ENTRANCE LOBBY

4'7 x 4'5 (1.40m x 1.35m)

Panelled part leaded glazed door into:

##### RECEPTION HALL

26'6 x 8', in part 14' max (8.08m x 2.44m, in part 4.27m max)

Wide shallow tread staircase rises to the first floor. Under stairs storage cupboards.

##### SITTING & DINING ROOM

27'7 x 17'8 max (8.41m x 5.38m max)

The sitting room with bay window incorporating door and porthole window. Focal feature fireplace with timber surround, fireback and hearth and fitted living flame coal effect gas stove. Wall up lighters and ceiling light point. Openly connected to:

##### DINING ROOM

Light and airy with twin french doors, with windows to either side overlooking and opening to the main garden on the south side.

##### KITCHEN/BREAKFAST ROOM

20'10 x 11'6 max (6.35m x 3.51m max)

Bay window and further window to the side garden. Modern fitted integrated kitchen with a good range of cupboard and drawer storage set in wall and base units. Work surfaces with metro tiled splash backs. One and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances include five ring variable size gas hob with stainless steel splash back, AEG extractor hood over with electric oven under. Siemens automatic dishwasher. Microwave.

##### PANTRY

9' x 3'4 (2.74m x 1.02m)

Two uPVC double glazed windows to the side elevation. Fitted cupboard and drawer storage in wall and base units along two sides. Space suitable for upright fridge/freezer. Wall mounted British gas boiler servicing the central heating and domestic hot water.

##### REAR LOBBY

uPVC part double glazed back door into:

##### UTILITY ROOM

6' x 3' (1.83m x 0.91m)

Window to the rear. Space and plumbing suitable for automatic washing machine.

##### BEDROOM TWO

13'8 x 13'7 (4.17m x 4.14m)

Window overlooking the main garden. Vanity wash hand basin with tiled splash backs and cupboard under.

##### BEDROOM THREE

13'1 x 12'7 (3.99m x 3.84m)

Window to the front elevation. Vanity wash hand basin set into tiled recess.

## FAMILY BATHROOM

10'7 x 8'11 (3.23m x 2.72m)

Obscure glazed window to the rear. White modern suite with close coupled WC, panelled bath with side set mixer tap and shower attachment, separate tiled shower with thermostatic control and vanity wash hand basin on unit with cupboard and drawer storage.

## SHOWER ROOM

6'9 x 5'8 max (2.06m x 1.73m max)

'L' shaped. Window to the rear. White WC, corner wash hand basin and tiled shower with Mira Advance electrically heated shower.

## FIRST FLOOR

### LANDING

Window to the side. Doors off to:

### MASTER BEDROOM

22'2 x 17'11 max (6.76m x 5.46m max)

Window to the rear with far reaching views looking towards Cornwall in the distance. Two runs of built in wardrobe/cupboard storage. Door to:

### EN SUITE BATHROOM

10'4 x 6' (3.15m x 1.83m)

Double glazed roof light. Modern white suite with heritage pedestal wash hand basin, close coupled WC and panelled bath with side set mixer tap and shower attachment. Access hatches to eaves areas.

### BEDROOM FOUR

13'5 x 9'8 (4.09m x 2.95m)

Window to the front. Door off to;

## LOFT

Walk in loft with light point. Part insulated. Interesting potential.

## EXTERNALLY

The property stands on a generous size corner plot with galvanised iron decorative pedestrian gate leading into a path to the front door. A 15' wide entrance into a mainly concreted drive/parking area giving access to the attached double garage. A further 10' wide entrance opens into a parking area some 13' wide 16' deep, here double gates open to additional potential off street parking if desired. A delightful main garden on the southerly side of the property with ornamental pond, a profusion of interesting specimen bushes, shrubs and plants. Wall and fence boundaries. Trees to the southern boundary including Holm oaks and Magnolia's having TPO's. Pedestrian gate and path to the front to side area leading around to the rear. Patio next to the sitting room. Octagonal greenhouse to the rear. Store/workshop. Access into the rear of the garage.

## ATTACHED DOUBLE GARAGE

16'7 x 14'10 (5.05m x 4.52m)

Wide door to the front. Window to the side. Pedestrian door and window opening to the rear.

## GARDEN STORE/WORKSHOP

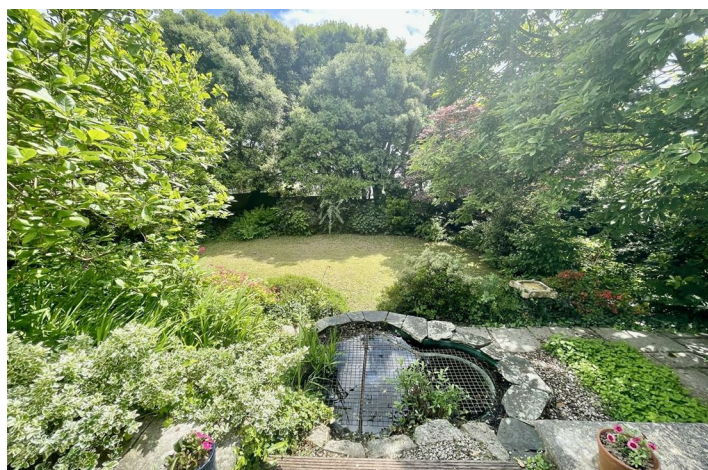
14'5 x 9'8 internally (4.39m x 2.95m internally)

Four windows. Wide covered entrance porch area.

## AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band E.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

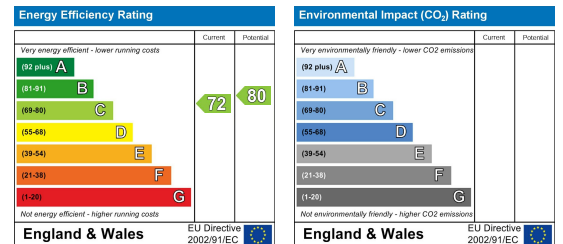


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## Viewing

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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