



## 427 Southway Drive

Southway, Plymouth, PL6 6BZ

£300,000



A spacious family home situated on the North of the city offering good size living space and off road parking for a couple of vehicles. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility and conservatory. There are three bedrooms and a family bathroom on the first floor. There is a small front garden and a good size rear garden perfect for entertaining in and child friendly.



## SOUTHWAY DRIVE

### LOCATION

Library, shops, eateries all less than 5 minutes walk in Southway complex. Roborough surgery a short walk away. Popular local primary schools a short walk away. Bus stop very close by. Path down into nature reserve opposite the house and two play parks within walking distance. Bike paths along Southway and the way down through Crownhill and into town.

### ACCOMMODATION

Entrance via a uPVC double glazed door which opens up into:

#### PORCH 6'9" x 3'10" (2.07m x 1.19m)

Laminate wood flooring. uPVC double glazed windows to the front and side. Obscure uPVC double glazed twin doors which open up into:

#### ENTRANCE HALL 13'4" x 5'11" (4.07m x 1.81m)

Dado rail. Staircase rising to the first floor landing. Under stairs storage cupboard. Door opening up into the lounge and further door opening up into the dining room.

#### LOUNGE 12'9" x 10'4" (3.91m x 3.15m)

Feature fireplace with wood mantle and surround, marble inset and fitted wood burner. uPVC double glazed window to the front. Square arch which opens up into the dining area.

#### DINING AREA 16'7" x 9'11" (5.06m x 3.04m)

Part carpet and part engineered oak flooring. Upright wall mounted contemporary radiator. Sliding uPVC double glazed door opening up into the conservatory. A further wooden door with glazed panels opens up into the conservatory. Square arch which opens up into:

#### KITCHEN 12'4" x 6'11" (3.77m x 2.13m)

Attractive matching base and wall mounted units to include fitted Bosch oven. Square edge work surface with inset sink unit with mixer tap. Inset four ring induction hob with stainless steel hood over. Dual aspect with uPVC double glazed windows to the rear and to the side. White brick style effect splash back. Positions for a washing machine and a slim line dishwasher. Further space for a fridge freezer. Engineered oak flooring. Wooden door with glazed panels opens to:

#### UTILITY 18'0" x 7'6" (5.51m x 2.3m)

Matching base and wall mounted units. Space for a tumble dryer. Roll edge laminate work surface. Tiled effect laminate wood flooring. Obscure uPVC double glazed window to the front. Obscure uPVC double glazed door to the front.

#### CONSERVATORY 16'2" x 10'4" (4.94m x 3.15m)

Laminate wood flooring. uPVC double glazed windows to the rear and one looking to the kitchen. Polycarbonate roof over. Plumbing with a radiator to make it an all year round room. uPVC double glazed door giving access out to the rear garden.

#### FIRST FLOOR LANDING 7'11" x 6'4" (2.43m x 1.95m)

Doors leading off through to the bedrooms and the bathroom. Access hatch to roof void. uPVC double glazed window to the side.

#### BEDROOM ONE 12'10" x 9'11" (3.93m x 3.03m)

uPVC double glazed window to the front. Fitted blackout BlocBlinds.

#### BEDROOM TWO 10'9" x 9'10" (3.3 x 3.02m)

Fitted wardrobes and storage units. uPVC double glazed window to the rear. Fitted blackout BlocBlinds. Door opening up to the airing cupboard which houses the Vaillant boiler.

#### BEDROOM THREE 9'6" x 6'3" max (2.92m x 1.91 max)

Fitted array of bedroom furniture including two cabin style bunk beds, both with storage cupboards under and one with a wardrobe. uPVC double glazed window to the front. Fitted blackout BlocBlinds.

#### BATHROOM 6'3" x 5'10" (1.91m x 1.78m)

Attractive matching suite comprising 'L' shape bath with waterfall tap and twin shower heads, one handheld and one rainfall, wash hand basin inset into white high gloss vanity storage cupboards below and close coupled WC. Chrome heated towel rail. Tiled walls. Tiled floor. Ceiling spot lights. Obscure uPVC double glazed window to the rear.

### EXTERNALLY

A double driveway leading up to the fore of the property allowing off road parking for a couple of vehicles. Bordered on one side by a terraced garden which is laid for easy maintenance with some stone chippings and inset shrubs and plants. Pathway leads up to the front door which has entrance into the porch and also into the utility. Power point and hose point. To the rear, an enclosed garden consisting of a large paved patio seating area providing a great space to entertain family and friends in. A couple of steps lead up to the main lawn which has shrub and plant borders running along two sides with stepping stone pavings running through the lawn up to some steps that lead up to the summer house/shed (with power point) at the rear of the garden. Hose point.

### AGENT'S NOTE

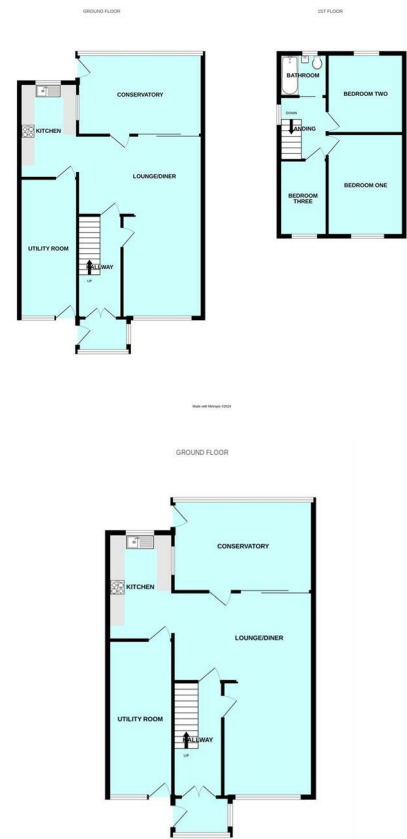
Tenure - Freehold.

Plymouth City Council tax - Band C.

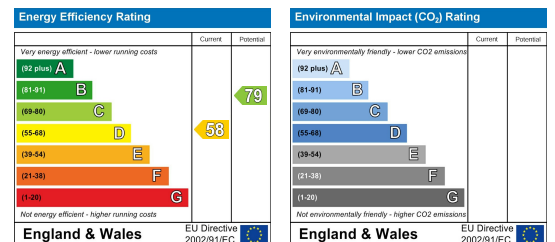
## Area Map



## Floor Plans



## Energy Efficiency Graph



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