



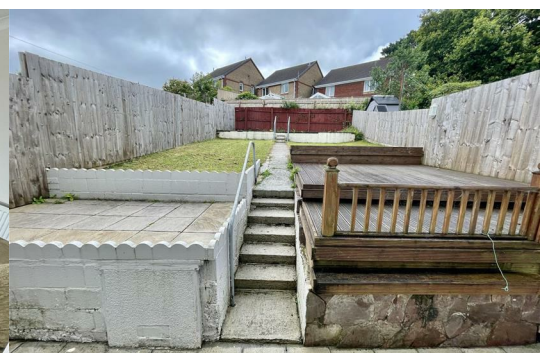
23 St. Edward Gardens

Eggbuckland, Plymouth, PL6 5PB

£310,000



A dormer style semi detached house in the same family ownership for some 40 plus years. Maintained well, upgraded & improved in the past. Having the benefit of pitched rooves undertaken some 12 years ago, a substantial extension at the rear & a larger first floor layout. Nearly new Ideal boiler & the shower room refitted some four years ago. A generously proportioned home providing flexibility of layout & usage. Hall, good size L shape lounge/dining room to the front which could potentially be sub divided, kitchen to the rear and a downstairs fourth bedroom/separate dining room. At first floor level, three good size bedrooms & a well appointed shower room/WC. Front garden & landscaped enclosed rear garden. Long attached garage. No onward chain.



ST EDWARD GARDENS, EGGBUCKLAND, PL6 5PB

LOCATION

Found in this popular, established, mainly residential area of Eggbuckland which together with nearby Crownhill provide for a good variety of local services and amenities including a choice of schools, various shops, bus services etc.

ACCOMMODATION

uPVC part double glazed door with adjoining window into:

GROUND FLOOR

HALL 8'11 x 7'10 including staircase (2.72m x 2.39m including staircase)

Staircase rises and turns to the first floor. Under stairs cupboard housing electric meter and consumer unit.

LOUNGE/DINING ROOM 19'3 x 13'10 max (5.87m x 4.22m max)

'L' shaped. Windows to the side and front and wide double glazed sliding patio style door to the front with far reaching views. Focal feature fireplace with fitted gas fire on polished hearth.

BEDROOM FOUR/SEPARATE DINING ROOM 12'5 x 8'2, in part 11' max (3.78m x 2.49m, in part 3.35m max)

Window to the rear.

KITCHEN 10'8 x 9'1 (3.25m x 2.77m)

PVC part double glazed door with adjoining window overlooks and opens to the rear garden. Modern style kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. Tiled splash backs. Inset stainless steel sink. Space for cooker, extractor over. Spaces suitable for fridge, freezer and space and plumbing suitable for automatic washing machine. The white goods as seen can be left in situ if desired.

FIRST FLOOR

LANDING

BEDROOM ONE 13'3 x 11' (4.04m x 3.35m)

Picture window to the front with far reaching views looking towards the sea in the distance. Built in bedroom furniture with wardrobes, cupboards, drawers etc.

BEDROOM TWO 11' x 9' (3.35m x 2.74m)

Window overlooking the rear garden.

BEDROOM THREE 10' x 8' (3.05m x 2.44m)

Window to the front with similar long views to bedroom one. Built in wardrobe.

SHOWER ROOM

Obscure glazed window to the rear. Quality white modern suite with vanity wash hand basin with two drawers under and adjacent cupboard and illuminated mirror over. Close coupled WC. Double size shower with aqua panels and Mira Sport electrically heated shower. Chrome ladder radiator.

EXTERNALLY

A concrete drive provides off street parking and gives access to the garage. Set well back and slightly elevated above the street by a lawned front garden and paved patio. To the rear, a generous size enclosed back garden with paved patio areas next to the property, decked areas, lawned garden and at the end a further paved patio. Enclosed by timber overlap fencing. Outside water tap. Access to the adjoining garage.

GARAGE 17'6 x 7'11 approx internal measurements (5.33m x 2.41m approx internal measurements)

Metal up and over door to the front. Double glazed window to the rear and pedestrian door. Wall mounted ideal gas fired boiler servicing the central heating and domestic hot water.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

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Area Map



Floor Plans



Energy Efficiency Graph

