



## 4 Michael Road

Mannamead, Plymouth, PL3 5BL

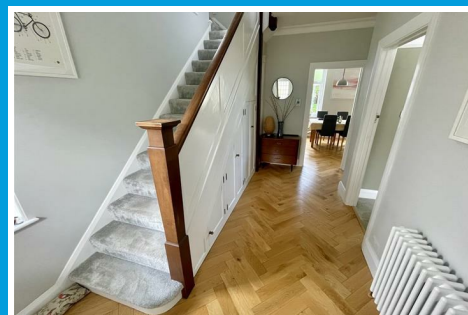
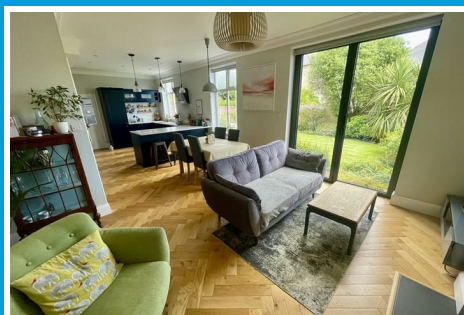
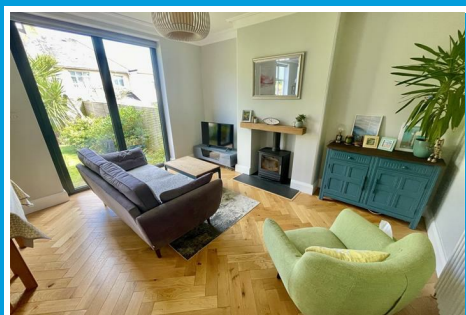
£550,000



# 4 Michael Road

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## MICHAEL ROAD, MANNAMEAD, PL3 5BL

### THE PROPERTY

A 1930's semi detached house which has been extensively upgraded, improved and refurbished with remodelling of the layout and having a distinct wow factor. The entrance lobby gives access to a spacious reception hall, a generous size front set lounge with wood burning stove and an impressive large quality modern fitted integrated kitchen/dining room/snug also with wood burning stove. A useful utility room and downstairs WC.

On the first floor, four double bedrooms and an impressive family bathroom.

Standing on a rectangular shape plot with private off street parking on the drive and within the garage. A low maintenance front garden and a delightful landscaped enclosed back garden.

### LOCATION

Set in this prime, popular residential area of Mannamead, just off Seymour Road and with a good 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

#### GROUND FLOOR

##### ENTRANCE LOBBY

4'6 x 3' (1.37m x 0.91m)

Door to:

##### RECEPTION HALL

14'11 x 8'3 overall (4.55m x 2.51m overall)

Engineered oak flooring. Cloaks cupboard to the front. Under stairs storage cupboard. Staircase rises to the first floor.

##### LOUNGE

16'6 x 14' max (5.03m x 4.27m max)

Spacious front set lounge with wide bay window and wood burning stove.

##### KITCHEN/DINING ROOM/SNUG

30'11 x 14'2 max (9.42m x 4.32m max)

To the rear of the property, an impressive room having a distinct wow factor. Incorporating a modern fitted integrated kitchen, dining area and snug with fireplace having wood burning stove. Oak engineered flooring. The kitchen fitted with quartz worktops, quality integrated appliances including AEG upright fridge/freezer, Bosch dishwasher and four ring variable size hob. One and a half bowl under mounted sink. Useful built in storage cupboards including store and the boiler cupboard housing the Worcester boiler replaced about five years ago.

##### SIDE LOBBY

Front door and open to the rear garden. Door off to:

##### WC

3'8 x 3'8 (1.12m x 1.12m)

WC and wash hand basin.

##### UTILITY ROOM

6'10 x 5'2 (2.08m x 1.57m)

Sink and work surface.

##### GARAGE

17'4 x 9'1 (5.28m x 2.77m)

## FIRST FLOOR

### LANDING

9'6" x 8'3" (2.90m x 2.51m)

Window to the side.

### BEDROOM ONE

16'10" x 14' max (5.13m x 4.27m max)

Wide bay window to the front.

### BEDROOM TWO

14'3" x 12'11" (4.34m x 3.94m)

Built in wardrobe.

### BEDROOM THREE

10'9" x 9'6" (3.28m x 2.90m)

### BEDROOM FOUR

9'8" x 8'4" (2.95m x 2.54m)

### FAMILY BATHROOM

12'9" x 6'4" (3.89m x 1.93m)

Light and airy with windows on three sides. Under floor heating. Suite with WC, full width shower, wash hand basin and large bath.

## EXTERNALLY

A generous size rectangular shape plot having private off street parking on the drive which gives access to the garage behind. A low maintenance front garden, side access via the corridor to the professionally landscaped rear garden, levelled with a limestone paved patio, lawn, borders, new fencing and enjoying a good degree of privacy.

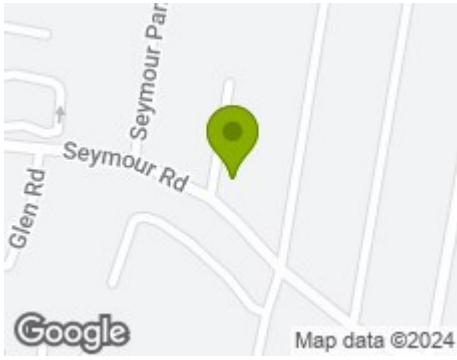
## AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band E.



## Road Map



## Hybrid Map

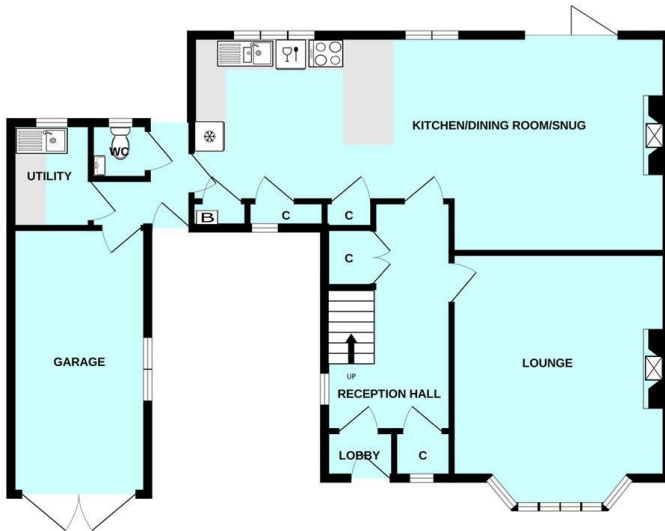


## Terrain Map

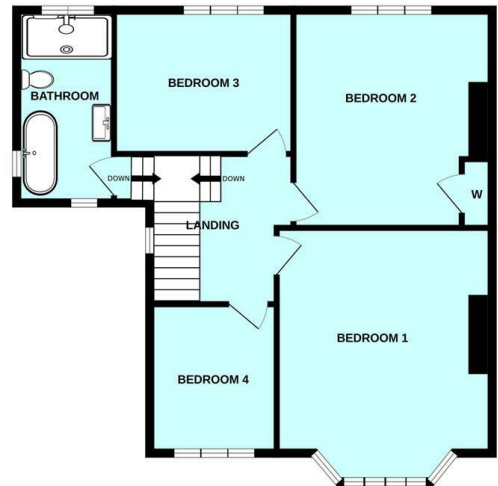


## Floor Plan

GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.

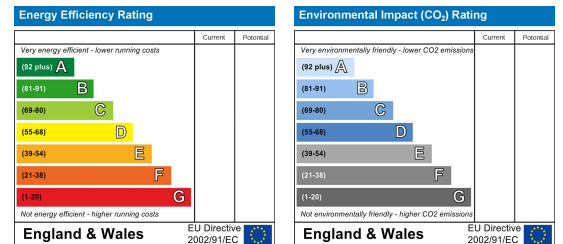


TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.  
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## Viewing

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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