



7 Elm Road

Mannamead, Plymouth, PL4 7AJ

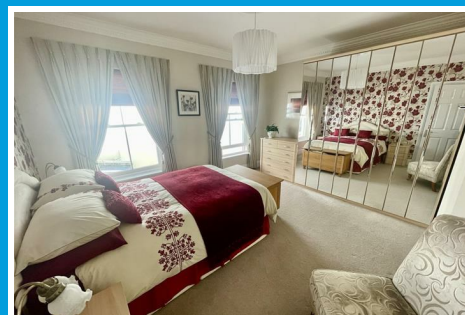
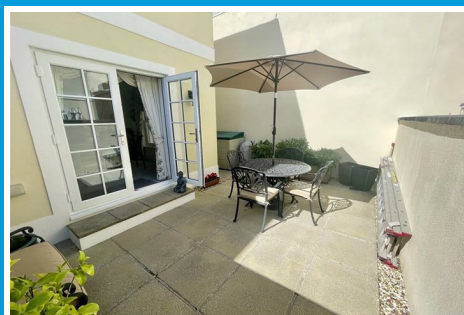
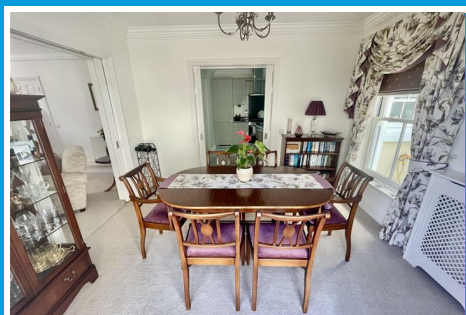
£425,000



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ELM ROAD, MANNAMEAD, PL4 7AJ

THE PROPERTY

A well presented, light and airy semi detached house owned for many years and built circa 2005/2006 and since then, upgraded and improved. A comfortably appointed and welcoming home with quality double glazing and gas fired central heating with refurbishment of the kitchen three and a half years ago, together with quality integrated appliances as well as replacing some double glazed windows and the large double glazed roof lights in the kitchen. A reception hall with downstairs cloakroom/WC, a generous size front set lounge with fireplace, separate dining room with french doors and a large kitchen/breakfast room. The first floor, with three bedrooms, the master bedroom with en suite shower room and balcony. A well appointed family bathroom. Set on a rectangular shape plot with off street parking on a private drive with space for one to two carefully parked cars and a southerly facing mature garden and delightful enclosed courtyard garden.

LOCATION

Found in this prime residential area of Mannamead. The property benefits from a good variety of local services nearby in Mannamead, Hartley and Mutley Plain. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

PORCH

6'9 x 4' (2.06m x 1.22m)

Door to:

HALL

7' x 6'2 (2.13m x 1.88m)

Staircase to first floor.

CLOAKROOM

6'6 x 3'4 (1.98m x 1.02m)

WC and wash hand basin.

LOUNGE

17'8 x 13'10 (5.38m x 4.22m)

Light and airy with focal feature fireplace. Door to kitchen and twin sliding doors into:

DINING ROOM

11'3 x 9'9 (3.43m x 2.97m)

French doors overlook and open to the rear. Twin sliding doors into:

KITCHEN/BREAKFAST ROOM

17'7 x 10'9 (5.36m x 3.28m)

Side window and two large roof lights across the end. Fitted integrated kitchen with a good range of cupboard and drawer storage and quality built in appliances including wine chiller, dishwasher, one and a half bowl under mounted sink, Bosch automatic washing machine, four ring square hob with Bosch dual oven/grill under.

FIRST FLOOR

LANDING

MASTER BEDROOM

17'2 x 13'9 max (5.23m x 4.19m max)

Two windows to the front and door to the balcony.
Second door to:

EN SUITE SHOWER ROOM

Shower, WC and wash hand basin.

BEDROOM TWO

13'9 x 12'4 max (4.19m x 3.76m max)

Window to the rear.

BEDROOM THREE/STUDY

9'7 x 7'1 (2.92m x 2.16m)

Over stairs storage cupboard.

BATHROOM

Cupboard housing the ATAG gas fired boiler servicing the central heating and domestic hot water. Suite comprising bath with shower over, WC and wash hand basin.

EXTERNALLY

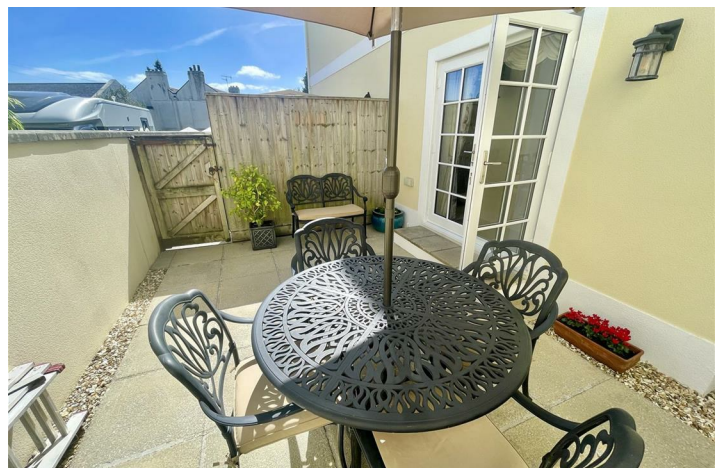
Double gates open into a private drive. mature front

garden stocked with a profusion of mature specimen bushes, shrubs and plants. A gate opens through to the delightful sunny courtyard to the side, low maintenance and ideal for al fresco entertaining.

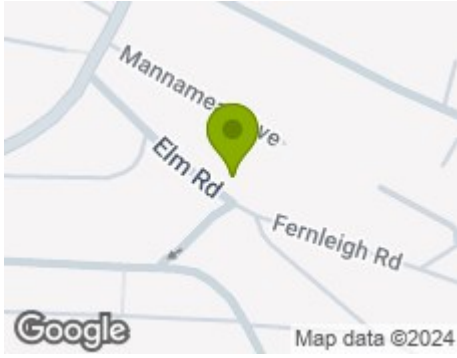
AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.



Road Map



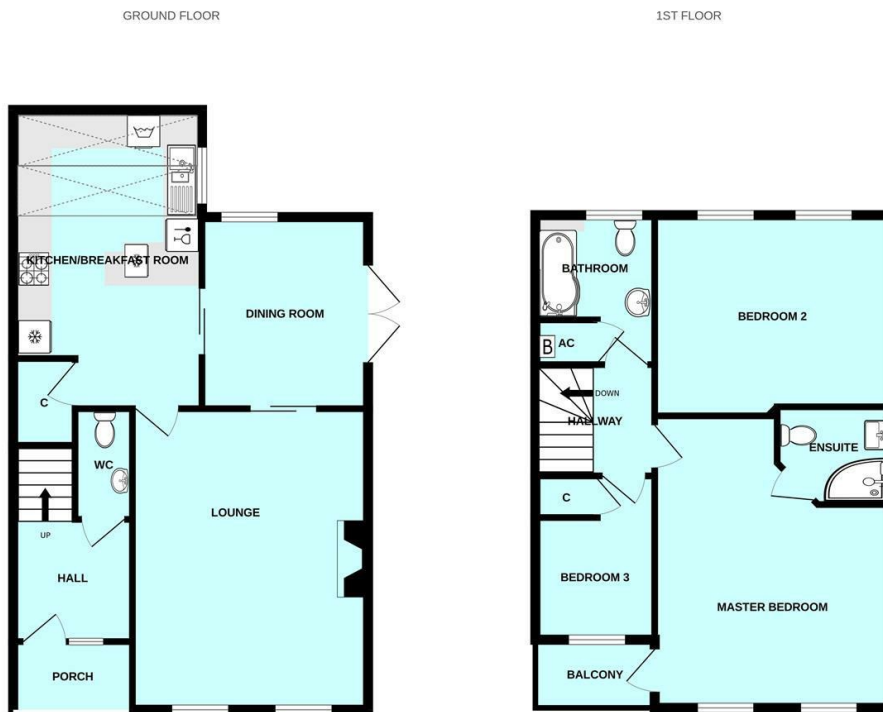
Hybrid Map



Terrain Map



Floor Plan

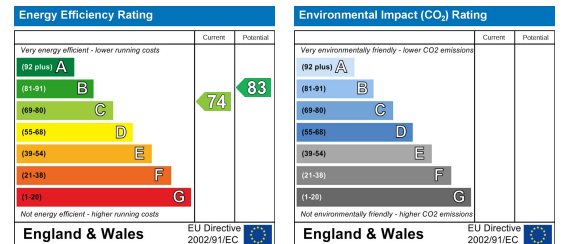


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Viewing

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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