



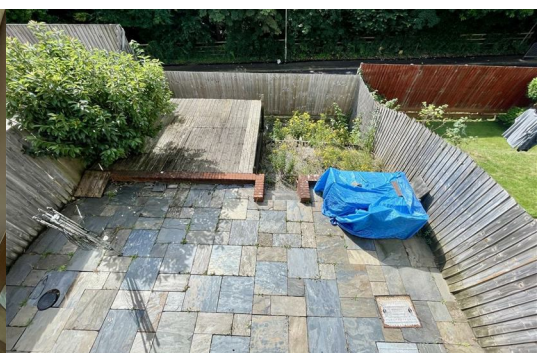
46 Bradford Close

Eggbuckland, Plymouth, PL6 5SW

£265,000



A deceptively spacious modern built semi detached house, having the appearance of a bungalow from the front. Arranged on reverse levels with the ground floor accommodation incorporating a central hall, a spacious lounge/dining room with balcony off, a good size kitchen/breakfast room and good size integral garage. At lower level, three good size bedrooms, large master bedroom with en suite shower room and a well appointed spacious family bathroom/WC. A rectangular plot with good parking for three plus vehicles at the front, side access and a southerly facing, landscaped, enclosed back garden.



BRADFORD CLOSE, EGGBUCKLAND, PL6 5SW

LOCATION

Found in this popular, established, residential area of Eggbuckland which together with nearby Crownhill, provides for a good variety of local services and amenities including popular schools, local shops, bus services etc. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

PVC double glazed front door opens into:

GROUND FLOOR

HALL 11'9 x 5'10 (3.58m x 1.78m)

Doors to the kitchen and lounge and a staircase descending to the lower ground floor accommodation. Access hatch to the loft.

KITCHEN/BREAKFAST ROOM 15'10 x 8'2 overall (4.83m x 2.49m overall)

Dual aspect with windows to the front and side. Fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces. Tiled splash backs. Five ring gas hob with extractor hood over and Belling oven under. One and a half bowl stainless steel sink unit. Bosch automatic washing machine and Logic slimline dishwasher (included?).

LOUNGE/DINING ROOM 22'7 x 10'4 (6.88m x 3.15m)

Picture window. Double glazed patio style doors opening onto the decked balcony. Covered ceiling with ten down lighters. Storage cupboard with hanging space over stairs and adjoining cupboard housing the Ideal Logic combi 2.4 gas fired boiler servicing the central heating and domestic hot water with adjacent controls.

BALCONY 11'6 x 5' (3.51m x 1.52m)

With outlook over the back garden.

LOWER GROUND FLOOR

HALL

Shelved storage cupboard. PVC double glazed side door giving access to the back garden.

MASTER BEDROOM 16'6 x 9'8 max (5.03m x 2.95m max)

PVC window and double glazed door opening to the rear. Dressing area incorporating wardrobe and door to:

EN SUITE SHOWER ROOM 22'11"13'1" x 6'7" (7'4 x 2.03m)

Close coupled WC, vanity wash hand basin with mixer tap, double size tiled shower with thermostatic control, handheld mixer and overhead douche spray.

BEDROOM TWO 12'5 x 8'5 (3.78m x 2.57m)

Window overlooking the rear.

BATHROOM

Obscure glazed window to the side. White modern suite with close coupled WC, circular vanity wash hand basin set on pine stands, panelled bath with separate taps and wall mounted Mira Sport electrically heated shower over. Tiled splash backs.

BEDROOM THREE 14'1 x 6' minimum (4.29m x 1.83m minimum)

Window to the side. Under stairs storage area.

EXTERNALLY

A wide entrance opens into the front which is fully laid to herringbone pattern brick pavements with space for three plus parked vehicles. A front door opens into the ground floor and steps lead around to the rear. A southerly facing enclosed back garden with fence boundaries, laid out with a wide natural stone paved patio running across the width, decked area and steps descending to two further lower terraces covered with decorative stone chippings.

INTEGRAL GARAGE 52'5"9'10" x 7'8" (16'3 x 2.36m)

Metal up and over door to the front. Mains gas meter, mains electric meter and consumer unit. Solar heating controls including Fronius Primo.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

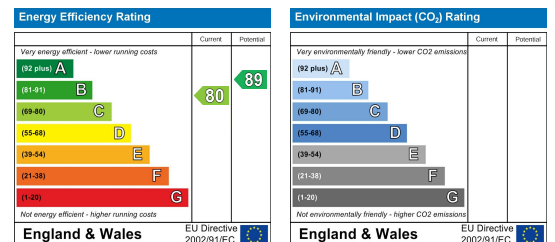
Area Map



Floor Plans



Energy Efficiency Graph



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