



## 44 Thornhill Road

Mannamead, Plymouth, PL3 5NQ

£500,000





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## THORNHILL ROAD, MANNAMEAD, PLYMOUTH, PL3 5NQ

### ACCOMMODATION

Entrance via a wooden door with obscured glazed panels opens up into the porch.

### PORCH

6'2" x 2'11" (1.9 x 0.89)

Engineered oak flooring. Picture rail. Covings. Wooden door with obscured glazed panel opens up into the entrance hall.

### ENTRANCE HALL

14'9" x 6'2" (4.52 x 1.89)

Staircase rising to the first floor landing with under-stairs storage cupboard. Dado rail. Covings. Engineered oak flooring. Doors leading off through to the lounge, dining room, utility & also into the cloakroom.

### CLOAKROOM

4'7" x 2'3" (1.41 x 0.69)

Matching suite of close coupled wc, wash hand basin inset into white high gloss vanity storage cupboards below. Engineered oak flooring. Ceiling spotlight.

### LOUNGE

18'0" x 14'6" into the bay (5.5 x 4.42 into the bay)

Feature fireplace. uPVC double-glazed square bay window to the front. Picture rail. Covings. Panelling to 1 wall. Engineered oak flooring. Curved archway which opens up into the dining room.

### DINING ROOM

13'2" x 11'3" max (4.03 x 3.45 max)

Feature fireplace. Fitted storage units to both chimney breast recesses with shelving & cupboards. Picture rail. Covings. Engineered oak flooring. Archway opens up through to the family/kitchen room.

### FAMILY/KITCHEN ROOM

19'3" x 14'3" (5.87 x 4.36)

Attractive matching base & wall mounted units to include

integrated twin oven dishwasher & wine cooler. Work surfaces & central island with inset Neff induction hob with a extractor hood over. Inset sink unit with a mixer tap. uPVC double-glazed windows to the rear. Extractor fan. Ceiling spotlights. Engineered oak flooring. Large sliding patio doors opening up out onto the rear garden. Three roof lights to the ceiling. Media wall. Contemporary radiator. Square arch opening up into the utility.

### UTILITY

9'8" x 6'9" (2.97 x 2.08)

Recess for an american fridge/freezer. Wall mounted contemporary upright radiator. Roll edge laminate work surface with space under for a washing machine & a tumble dryer. Inset stainless steel sink unit with a tiled splash-back. 2 doors to storage cupboards.

### FIRST FLOOR LANDING

Lovely gallery landing. Doors leading off through to bedroom 1 & 2, the bathroom & also into the inner hallway.

### BEDROOM ONE

17'11" x 12'9" (5.47 x 3.89)

Twin wardrobes fitted to both chimney breast recesses. uPVC double-glazed square bay window to the front. Covings. Picture rail.

### BEDROOM THREE

13'3" x 11'7" (4.05 x 3.54)

Fitted wardrobes to both chimney breast recesses. uPVC double-glazed window to the rear overlooking the garden. Covings. Picture rail.

### BATHROOM

8'9" x 8'7" max (2.67 x 2.62 max)

Attractive suite of close coupled wc, wash hand basin inset into vanity storage cupboards below with open storage, free standing bath & separate shower cubical with twin shower heads both handheld & rainfall. Wall mounted mirror medicine cabinet. 2 obscured uPVC double-glazed windows to the rear. Ceiling spotlights. Extractor fan. Wooden obscured double-glazed window looking into the landing. Contemporary chrome heated towel rail. Tiled floor.

### INNER HALL

2'9" x 7'11" (0.86 x 2.42)

Door opening up into the study/bedroom 5. Staircase rising up to the 2nd floor.

### STUDY/BEDROOM FIVE

7'11" x 5'9" (2.42 x 1.76)

Picture rail. uPVC double-glazed door which opens up out onto a balcony.

### BALCONY

9'8" x 3'6" (2.95 x 1.08)

Private & enclosed seating area.

### SECOND FLOOR LANDING

8'1" x 5'8" (2.48 x 1.73)

Ceiling spotlight. Velux light. Doors leading off to the shower room, bedrooms 3 & 4.

### BEDROOM TWO

19'7" x 9'8" (5.99 x 2.96)

A dual aspect room with uPVC double-glazed window to the rear & also a velux window to the front. Storage cupboard into the eaves. Ceiling spotlights.

### BEDROOM FOUR

10'10" x 8'7" (3.32 x 2.62)

Velux window to the front. Storage cupboard into the eaves. Fitted cabin style bed with fitted drawers under.

### SHOWER ROOM

9'0" x 6'5" (2.76 x 1.98)

Matching suite of shower cubical with rainfall shower, close coupled wc, wash hand basin inset into vanity storage cupboards below. Tiled floor. Part-tiled walls. Extractor fan. Ceiling spotlights. Chrome heated towel rail.

### OUTSIDE

A path leads up to the front door.

### GARDEN

To the rear we have an enclosed garden which consists of a large slate patio seating area. A couple of steps lead up to 1 side to the main terrace, which has a rockery with inset shrubs & plants. A section of astroturfing with a wooden gate gives access out onto the service lane. Courtesy door leads into the garage.

### GARAGE

17'0" x 9'5" (5.19 x 2.89)

Rolled door to the front. Light & power available. Single-glazed window to the rear.

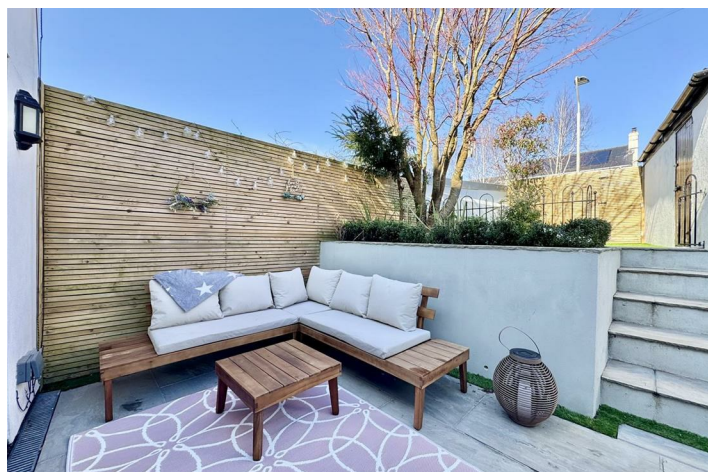
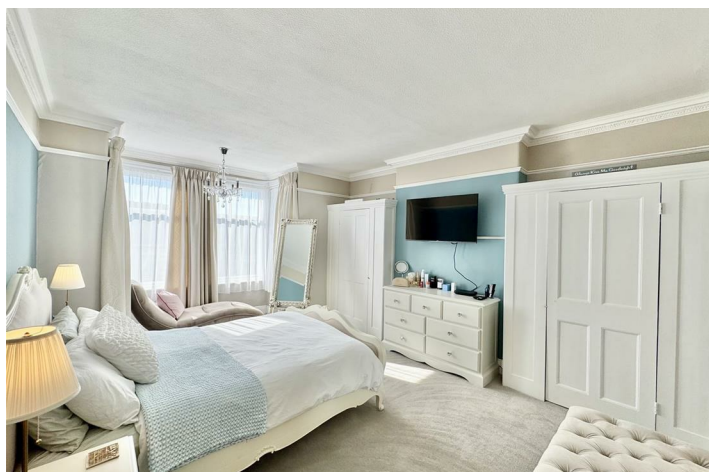
### COUNCIL TAX

Plymouth City Council

Council Tax Band: D

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.





Road Map



Hybrid Map



Terrain Map



Floor Plan

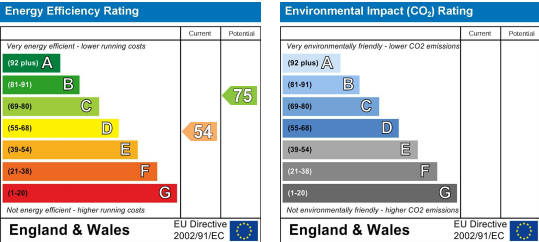


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Viewing

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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