



38 Hurrabrook Gardens

Mainstone, Plymouth, PL6 8SH

£250,000



A well presented, modern terraced family home in Mainstone with a garage & driveway. The accommodation comprises entrance hall, open-plan lounge/diner, modern kitchen, 3 bedrooms & a family bathroom. There is a front & enclosed rear garden. No onward chain.



HURRABROOK GARDENS, MAINSTONE, PLYMOUTH, PL6 8SH

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens up into the entrance hall.

ENTRANCE HALL

Staircase rising to the first floor landing with under-stairs storage cupboard. Doors leading off through to the kitchen & lounge/diner. Grey wood effect LVT flooring.

KITCHEN 11'10" narrowing to 8'6" x 9'7" narrowing to 5'2" (3.62 narrowing to 2.6 x 2.94 narrowing to 1.58)

Attractive matching base & wall mounted units to include integrated oven, fridge & space for a washing machine. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit with mixer tap & 4 ring induction hob with stainless steel hood over. Wall mounted Ideal Logic boiler concealed in a unit. uPVC double-glazed window to the front. Ceiling spotlights. Grey wood-effect LVT flooring.

LOUNGE/DINER 17'6" x 11'5" (5.35 x 3.5)

Ample space for a dining table & sofas. uPVC double-glazed sliding patio door leading out into the rear garden & a further uPVC double-glazed window to the rear.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading off through to the bedrooms & bathroom.

BEDROOM ONE 11'6" x 11'6" max (3.52 x 3.51 max)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM TWO 11'6" x 8'6" plus door access (3.52 x 2.61 plus door access)

uPVC double-glazed window to the front.

BEDROOM THREE 8'6" narrowing to 4'1" x 7'9" narrowing to 5'8" (2.61 narrowing to 1.25 x 2.38 narrowing to 1.73)

uPVC double-glazed window to the rear overlooking the garden.

BATHROOM 8'6" narrowing to 3'11" x 8'7" narrowing to 5'2" (2.61 narrowing to 1.2 x 2.63 narrowing to 1.59)

Attractive matching white suite of L-shaped bath with fitted shower over with dual shower heads both rainfall & handheld. Close coupled wc. Wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Grey wood effect LVT flooring. 2 obscured uPVC double-glazed windows to the front. Ceiling spotlights. Door into a shelved airing cupboard.

OUTSIDE

A short walk from the property is the garage which has off-road parking for 1 vehicle to the fore on a tarmac driveway. From the side of the garage is a tarmac path which runs around to the rear access into the rear garden. The front of the property is approached via a paved path which leads to the front door with the main front garden laid for ease of maintenance with paved patio & flower bed border running along one side.

GARAGE 20'2" x 8'10" (6.15 x 2.71)

Light & power available. Up & over door.

GARDEN

A large paved patio with the main section of garden laid to turf with a couple of stepping stone paved paths running through it. Boundaries are wood panelled fencing.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

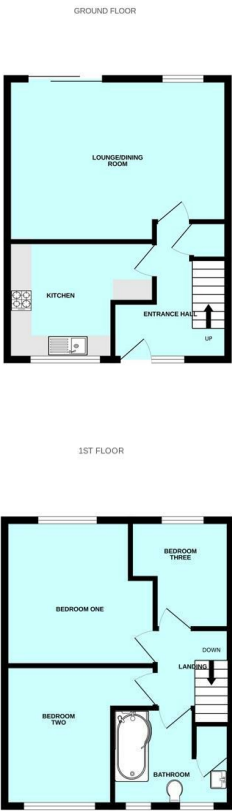
SERVICES

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

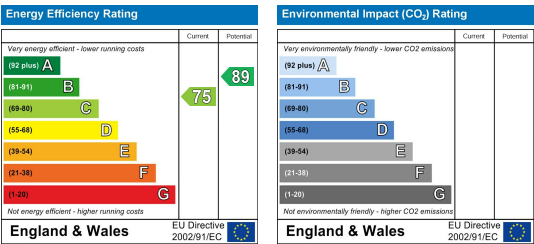
Area Map



Floor Plans



Energy Efficiency Graph



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