



## 7 Fernleigh Road

Mannamead, Plymouth, PL3 5AN

£425,000

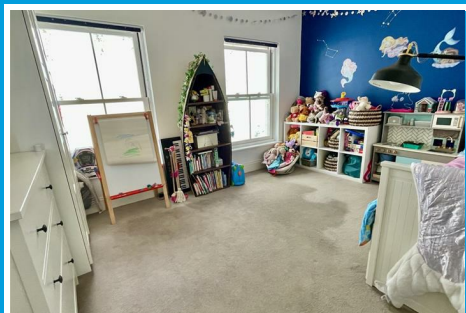
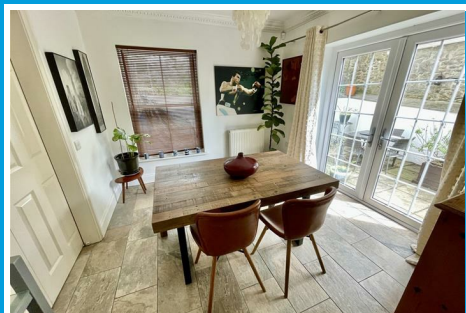




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## FERNLEIGH ROAD, MANNAMEAD, PLYMOUTH, PL3 5AN

### SUMMARY

A well presented, modern built, semi-detached house built circa 2005/2006. A well looked after property providing a comfortably appointed family home with 3 bedrooms & 2 bathrooms. Having the benefit of gas fired central heating, a modern Worcester Bosch boiler servicing the central heating & domestic hot water with uPVC double-glazing. There is a delightful front garden & rear courtyard walled garden.

### LOCATION

Found in this prime, residential area of Mannamead with a good variety of local services & amenities found nearby in Mannamead, Hartley & Mutley Plain. The position is convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

The accommodation comprising on the ground floor a storm porch giving access to the welcoming entrance hall with spacious downstairs cloakroom/wc off. A staircase rises to the first floor & double doors open into the generous-sized lounge with fireplace having a white surround & fitted gas fire, 2 windows to the front & double sliding doors into the separate dining room with French doors overlooking & opening out to the side/rear patio. A generous-sized modern fitted integrated

kitchen/breakfast room with integrated appliances including upright fridge/freezer, Hotpoint oven & AEG 4 ring gas hob with extractor hood over. An automatic washing machine & under-mounted 1.5 bowl sink unit. A deep under-stairs storage cupboard.

At first floor level a landing giving access to the 3 bedrooms, a large master bedroom with the benefit of en-suite shower room having white modern suite including shower, wc & wash hand basin with access to the balcony. Across the landing, a second good-sized double bedroom. A third bedroom to the front, access hatch to roof void with storage cupboard over the stairs & a well appointed family bathroom with white modern suite comprising bath with shower over, wc & wash hand basin. A corner set airing cupboard housing the Worcester Bosch gas fired boiler which services the central heating & domestic hot water.

Externally a mature front garden, a private drive providing off-street parking & behind this a delightful low maintenance enclosed courtyard rear garden.

### PORCH

### HALL

7' x '3 (2.13m x '0.91m)

### WC

6'5 x 3'4 (1.96m x 1.02m)

## LOUNGE

17'10 x 13'10 (5.44m x 4.22m)

## DINING ROOM

11'2 x 9'7 (3.40m x 2.92m)

## KITCHEN/BREAKFAST ROOM

17'7 x 10'8 (5.36m x 3.25m)

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

17'4 x 13'10 max (5.28m x 4.22m max)

## EN-SUITE SHOWER ROOM

6'8 x 6'2 max (2.03m x 1.88m max)

## BALCONY

## BEDROOM TWO

13'10 x 12'6 max (4.22m x 3.81m max)

## BEDROOM THREE

9'6 x 7'1 max (2.90m x 2.16m max)

## FAMILY BATHROOM

8'8 x 7' max (2.64m x 2.13m max)

## EXTERNALLY

## FRONT GARDEN

## REAR COURTYARD GARDEN

## PRIVATE DRIVE

## 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

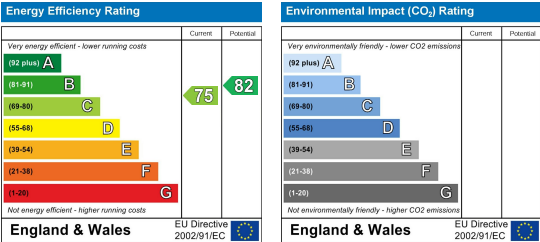


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Viewing

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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