



100 Mannamead Road

Mannamead, Plymouth, PL3 4SZ

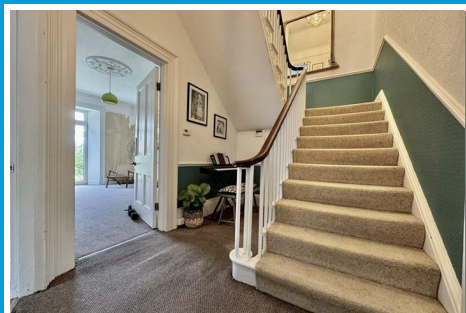
Offers Over £480,000



100 Mannamead Road

Mannamead, Plymouth, PL3 4SZ

Offers Over £480,000



MANNAMEAD ROAD, MANNAMEAD, PLYMOUTH, PL3 4SZ

ACCOMMODATION

Entrance via a uPVC obscured leaded light door which opens into the porch.

PORCH

3'10" x 3'4" (1.18 x 1.04)

Dado rail. Tiled floor. Wooden door with leaded light stained glass obscured panel opens into the entrance hall.

ENTRANCE HALL

12'9" narrowing to 3'6" x 5'1" narrowing to 3'6" (3.89 narrowing to 1.09 x 1.57 narrowing to 1.07)

Door opens into the utility room & a further doorway opens into the main entrance hall.

UTILITY ROOM

11'5" x 5'6" (3.49 x 1.69)

Dual aspect room with uPVC obscured double-glazed window to the front & side. Roll edge laminate work surface. Overhead drying rail. Positions for a washing machine & tumble dryer. White washed effect laminate flooring. Door opens into the cloakroom.

CLOAKROOM

4'5" x 3'9" (1.37 x 1.15)

Close coupled wc. Pedestal wash hand basin. Brick style white tiles to dado height. White washed effect laminate wood flooring. Picture rail. Extractor fan.

MAIN HALLWAY

14'0" x 7'11" (4.27 x 2.43)

Staircase leading to the first floor landing with under-stairs storage cupboard. Doors leading to the sitting room, dining room & family room.

SITTING ROOM

19'9" x 13'11" (6.03 x 4.25)

Feature fireplace with wood mantle & surround with inset electric fan fire. uPVC double-glazed French doors to the front with windows either side opening to the front garden. Covings. Ceiling rose. Decorative curved arch to one wall.

DINING ROOM

14'10" x 10'8" (4.53 x 3.27)

Wood effect laminate flooring. Feature fireplace with wood mantle & surround, with marble hearth. Covings. Picture rail. Ceiling rose. uPVC double-glazed window to the side. Doorway opens into the kitchen.

KITCHEN

14'7" x 7'3" (4.45 x 2.22)

Matching base & wall mounted units to include fitted oven & space for a dishwasher. Roll edge laminate work surfaces have inset stainless steel sink unit & 5 ring gas hob. Dual aspect with uPVC double-glazed window to the rear & side. Tiled splash-back. Serving hatch into the family room. uPVC double-glazed leaded light door which opens out to the rear garden.

FAMILY ROOM

16'4" x 12'3" (5 x 3.75)

uPVC double-glazed French doors open to the garden. Feature fireplace with wood mantle & surround, marble inset & open grate. Covings. Ceiling rose.

FIRST FLOOR LANDING

Picture rail. Doors leading to the bedrooms & bathroom.

BEDROOM ONE

19'9" x 13'5" into the bay (6.04 x 4.09 into the bay)

Fitted wardrobes to both chimney breast recesses. uPVC double-glazed bay window to the front. Picture rail. Ceiling rose. Door into the en-suite.

EN-SUITE

9'4" x 7'7" (2.85 x 2.33)

Matching suite of close coupled wc, bidet, pedestal wash hand basin & corner shower cubical unit with aqua boarding. Fitted shower. Two storage cupboards which are shelved. Obscured uPVC double-glazed window to the front. Grey wood effect laminate flooring. Part-tiled walls.

BEDROOM TWO

16'5" x 10'2" maximum (5.02 x 3.1 maximum)

Fitted wardrobe, hanging rail & shelving to one chimney breast recess. uPVC double-glazed bay window overlooking the garden.

BEDROOM THREE

13'3" x 11'2" maximum (4.06 x 3.41 maximum)

Fitted storage cupboards to one chimney breast recess with Venetian doors & overhead storage unit. uPVC double-glazed window to the side overlooking the garden. Further high level Venetian storage cupboard.

BEDROOM FOUR

16'11" x 8'9" into the chimney breast recess plus (5.16 x 2.67 into the chimney breast recess plus do)

Twin doors open to a storage cupboard which has hanging rail & shelving. uPVC double-glazed window to the rear. Picture rail.

BATHROOM

10'3" x 8'11" (3.13 x 2.72)

Matching suite of corner bath, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboards below. Tiled walls to dado height. Obscured uPVC double-glazed window to the rear. White washed effect laminate wood flooring.

OUTSIDE

The property is approached via twin wooden gates which give access to the tarmac driveway allowing off-road parking for at

least 3 vehicles. This is bordered on one side by a section of lawn which has hedging & wood panel fencing to the boundaries. A wooden gate gives access to a path leading to the side garden.

GARAGE

19'5" x 12'2" (5.93 x 3.72)

Up & over door. Light & power available. uPVC double-glazed window to the side.

SIDE GARDEN

The side garden has been patioed with outside tap. Path runs alongside the property with a raised flowerbed with inset shrubs & plants to one side.

REAR GARDEN

The main rear garden easterly facing & walled with 4 raised wooden planters to one side. Main section of lawn with a raised flower bed running along 2 sides. A paved path leads down to the potting shed & large patio to the rear of the property, which has a further stone chipped section to one side.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

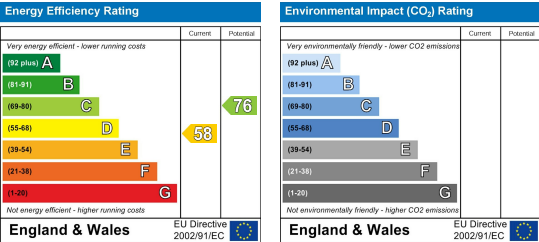


Made with Metropix ©2025

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.