# Julian Marks | PEOPLE, PASSION AND SERVICE



# **10 Conqueror Drive**

Manadon Park, Plymouth, PL5 3UT

Guide Price £950,000













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# CONQUEROR DRIVE, MANADON PARK, PLYMOUTH, PL5 3UT

# GUIDE PRICE £950,000 - £1,000,000

#### SUMMARY

Superb opportunity to acquire this lovely-positioned detached family home with beautifully-presented accommodation. The house is set within generous side gardens & grounds. These include a detached double garage, ample parking, 2 large gardens sheds, one with power laid on & a large greenhouse. There are generous gardens to the rear including a multitude of features, with ornamental pond, well laid out informal gardens & a large productive kitchen garden.

The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, separate lounge & dining room, large open-plan kitchen/breakfast room and study. The upper floors host 5 double bedrooms complete with master ensuite dressing room & bathroom, additional ensuite shower room, Jack and Jill family bathroom & top floor shower room servicing bedrooms 4 and 5. Recent upgrades include a new high powered Keston boiler servicing central heating & domestic hot water. All new uPVC double-glazing windows & doors, new downpipes, fascias & soffits & the roof cleared. Two new sheds, electric laid on to one, new large greenhouse, upgraded electrics in the garage & the gardens extensively landscaped. Full planning permission for large detached dwelling located in part of the garden

# **LOCATION**

# **ACCOMMODATION**

Front door opening into the entrance hall.

## **ENTRANCE HALL**

Staircase ascending to the first floor. High ceilings with coving and ceiling roses. Doors providing access to the ground floor accommodation.

# LOUNGE

Dual aspect room with windows to the rear and side elevations. Cornersited fireplace with polished limestone surround and hearth with a fitted 'Living Flame'-style gas fire. High ceilings with coving and ceiling roses. Double doors opening onto the rear terrace and internal partly-glazed double doors opening into the dining room.

# **DINING ROOM**

Walk-in square bay window to the rear elevation with French doors leading to the outside. High ceilings with coving and ceiling rose.

## OPEN-PLAN KITCHEN/BREAKFAST ROOM

A generous open-plan kitchen/breakfast room with a tiled floor. Ample space for a table and chairs. Inset ceiling spotlights. High quality kitchen cabinets with matching fascias and finished with polished granite work surfaces. Rangemaster oven. Free-standing Americanstyle fridge-freezer. Inset stainless-steel sink unit. Built-in dishwasher. Pantry. Matching moveable island with polished granite surface. Doorway opening into the utility room.

# **UTILITY ROOM**

Matching work surface and storage cabinet. Inset sink unit. Space for washing machine. Space for tumble dryer. Wall-mounted boiler. Matching tiled floor. Consumer unit. Obscured door to the side elevation leading to outside.

# **STUDY**

Fitted furniture. 2 windows to the front elevation. High ceilings with coving.

# DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin. Partly-tiled walls. Obscured window to the side elevation.

# FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor. Window to the front elevation. Double airing cupboard housing a large hot water cylinder.

# MASTER BEDROOM

An exceptional master bedroom. 2 windows to the front elevation. Doorway leading into the dressing room.

# DRESSING ROOM

2 double wardrobes. Window to the rear elevation. Doorway opening into the ensuite bathroom.

# **EN-SUITE BATHROOM**

Comprising large bath, double-sized enclosed shower, wc and wash handbasin. Obscured window to the rear elevation. Inset ceiling spotlights. Wall-mounted mirror with integral lighting. Partly-tiled walls.

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#### **BEDROOM TWO**

2 windows to the rear elevation. Double wardrobe. Doorway leading into the Jack and Jill family bathroom.

# JACK & JILL FAMILY BATHROOM

Comprising large bath, enclosed double shower, wc and wash handbasin. Wall-mounted mirror with integral light. Obscured window to the front elevation. Inset ceiling spotlights. Partly-tiled walls.

#### **BEDROOM THREE**

2 windows to the front elevation. Doorway opening into the ensuite shower room.

# **EN-SUITE SHOWER ROOM**

Double-sized enclosed shower, wc and wash handbasin. Wall-mounted mirror with integral light. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

# TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Window to the front elevation.

# **BEDROOM FOUR**

A generous double bedroom which is dual aspect with windows to the front and rear elevations. Double wardrobe.

# **BEDROOM FIVE**

A generous double bedroom which is dual aspect with windows to the front and rear elevations. Built-in wardrobe.

# SHOWER ROOM

Enclosed shower, wc and pedestal wash handbasin. Wall-mounted mirror with integral light. Partly-tiled walls. Window to the front elevation.

# **DOUBLE GARAGE**

Detached double garage with remote doors to the front elevation. Power. Lighting.

# **OUTSIDE**

The property is set within generous grounds with mature planting and plentiful off-road parking. There is mature hedging and trees together with a generous paved terrace which runs across the rear of the property overlooking the garden with leafy views beyond.

#### COUNCIL TAX

Plymouth City Council Council Tax Band: G

# SERVICES PLYMOUTH

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

#### PLANNING PERMISSION

Planning permission - Ref 15/00744/FUL with the benefit of planning permission for a largenew detached residence together with double garage. Development started with foundations in place (under the large garden). Plans of the dwelling available for inspection at the house.

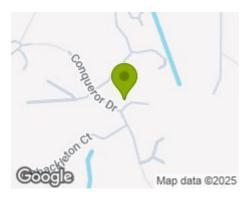








# **Road Map**



# **Hybrid Map**



# **Terrain Map**



# Floor Plan



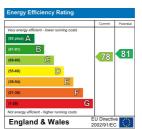


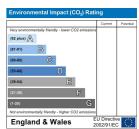


# **Viewing**

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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