



24 Tappers Lane, Yealmpton PL8 2PL





Guide Price £400,000 - £425,000

### Accommodation

A front door leads to the Entrance Hall which has windows to the front and rear, stairs to the first floor, an under stairs storage cupboard and doors to all downstairs rooms. The Sitting Room benefits from a dual aspect with two windows to the front and French windows with sidelights leading to the rear garden. There is a downstairs Office/Snug/Playroom which could be used as a ground floor bedroom if required and also enjoys a dual aspect with windows to the front and side. The Downstairs WC has a frosted window to the side and is fitted with a low level WC and pedestal hand basin with tiled splashback. The Kitchen/Breakfast Room is another dual aspect room with two windows to one side overlooking the green and a further window and French windows to the other side leading to the garden. The room is fitted with a range of wall and base units with quartz work surfaces over and cupboards and drawers under incorporating a 1½ bowl sink unit with mixer tap, integral appliances including dishwasher and fridge/freezer, a built-in AEG double oven and a cupboard housing the wall mounted Ideal Logic combi boiler.

Stairs rise from the entrance hall to the First Floor Landing which has an airing cupboard and loft hatch, and doors to all first floor rooms. The Main Bedroom is a light and spacious room with windows to both sides, overlooking the green to one side and garden to the other, a built-in triple wardrobe with mirror-fronted sliding doors, and a door to the En-Suite Shower Room which has a frosted window to the side and is fitted with a fully tiled shower cubicle with rainfall shower and separate hand-held shower attachment, low level WC, pedestal hand basin with splashback tiling and a heated towel rail. There are three further bedrooms, two of which enjoy dual aspects, all boasting far reaching countryside views either to the front or rear of the property and one with a useful built-in cupboard. The Family Bathroom has a frosted window to the side and is fitted with a matching suite comprising a panelled bath with mixer tap, hand-held shower attachment over and tiled surround, low level WC, pedestal hand basin with splashback tiling and a heated towel rail.





### Outside

To the front of the property is a small gravelled front garden bounded by cast iron railings and with a paved pathway leading to the front door and around the side to the Driveway which provides parking for two cars and access to the garage.

The south facing rear garden is mainly laid to lawn with a large paved patio to the immediate rear, accessed from the sitting room and kitchen. There is a small Summerhouse and the garden is planted with a variety of mature shrubs and trees including acer, camellia and honeysuckle. A pedestrian gate leads to the driveway.

### Garage

With an up and over door to the front, mezzanine storage in the eaves, light and power.

### Further Information

Please scan the QR code for Material Information about this property.



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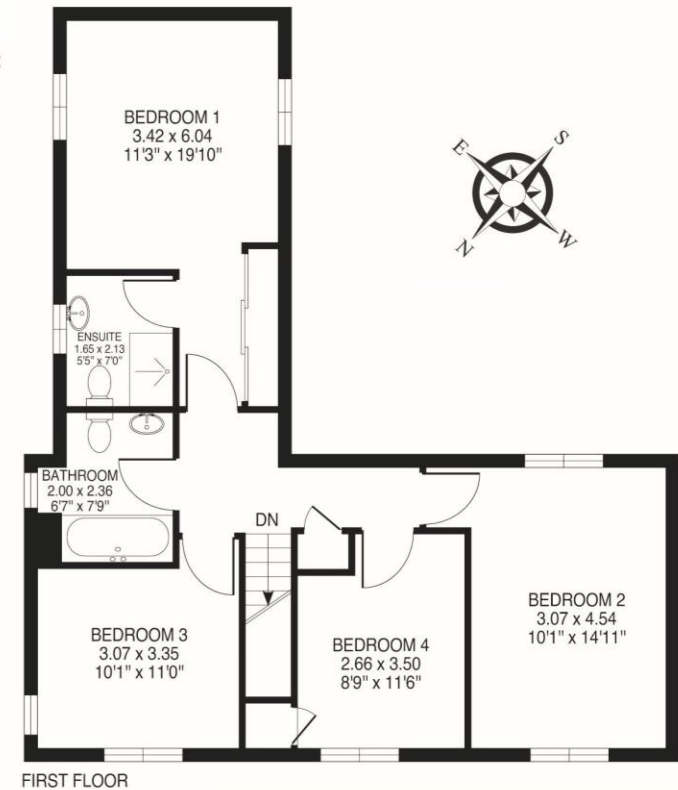
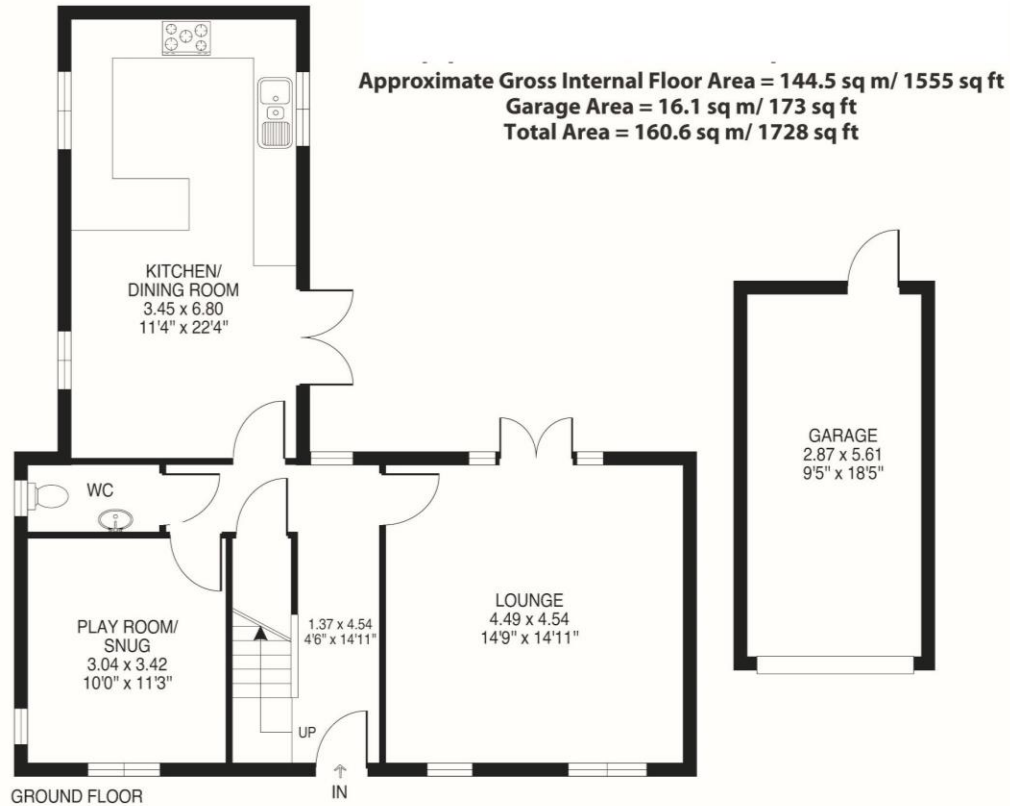


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