

for sale

offers in excess of **£275,000**



## Killerton Lane PLYMOUTH PL9 7FU

This three bedroom semi-detached property has been recently upgraded with everything from the light fittings, flooring to the kitchen & bathroom being of a very high standard. The property benefits from being Freehold and with only being a year old, still has 9 years left on the warranty.

# Killerton Lane PLYMOUTH PL9 7FU

## Entrance

Enter the property through a UPVC door to the front aspect. There is a radiator, wooden flooring and access to the downstairs WC.

## Downstairs Cloakroom

The downstairs WC comprises; wash hand basin, WC, radiator and double glazed window to the front aspect.

## Lounge

14' 3" x 11' 11" max ( 4.34m x 3.63m max )

The lounge has a double glazed window to the front aspect and large under stairs storage cupboard.

## Kitchen / Diner

15' 2" x 9' 6" max ( 4.62m x 2.90m max )

The kitchen comprises; Renovated high specification shaker style kitchen with matching wall and base units with storage solutions and complimentary quartz worktop, aged bespoke copper splashback, Belfast sink, new upgraded stainless steel oven, hob with extractor fan.

There are double glazed patio doors leading to the rear garden.

## First Floor Landing

The first floor landing has loft access, cupboard with shelves and hanging rails for storage.

## Bedroom One

11' 11" max x 9' 6" ( 3.63m max x 2.90m )

Bedroom one has a double glazed window to the front aspect, a radiator and build in storage space, upgraded with shelving and a hanging rail.





## En-Suite

The en-suite to bedroom one comprises; wash hand basin, WC, fully tiled shower, anthracite heated towel rail, extractor fan, slate flooring and double glazed window to the front aspect.

## Bedroom Two

9' x 7' 6" ( 2.74m x 2.29m )

The second bedroom has a double glazed window to the rear aspect and a radiator.

## Bedroom Three

7' 6" x 6' ( 2.29m x 1.83m )

The third bedroom has a double glazed window to the rear aspect and a radiator.

## Bathroom

The bathroom comprises; Bath, wash hand basin, WC, radiator, extractor fan, slate flooring and double glazed window to the side aspect.

## Outside Rear

To the rear of the property is a newly landscaped secure garden with lovely paved patio area leading from the kitchen / diner . There is an outside tap and new shed for storage and access to the driveway for two cars.

## Outside Front

The front garden has been landscaped to an easily maintainable space, in keeping with the property's colour scheme.

## Agent Note

Currently the vendors details do not match the registered title at Land registry. Please ask the branch for more details.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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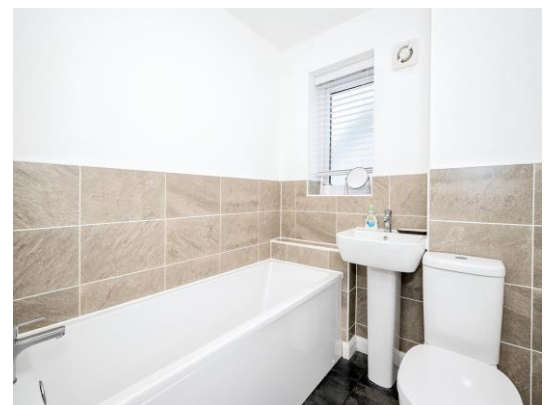
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Property Ref: PLK305824 - 0001

**Tenure:** Freehold

**EPC Rating:** B

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