



Connells

Alice Cottage Sherford Road
Plymouth



Property Description

We are delighted to present this four bedroom, double fronted cottage full of character to the market! Located within easy access to the A38. The south-facing garden is sure to be bathed in sunlight throughout the day, providing a bright, relaxing space for the family. The extended property now hosts four well-sized bedrooms and ample living space. Internal viewing is advised.

Entrance

Enter the property through a door to the front aspect into the entrance hallway.

Living Room

11' 9" x 12' 2" (3.58m x 3.71m)

The living room has a coal fireplace with slate hearth and wooden mantel with a double glazed window to the front aspect and doors leading to the garden room

Garden Room

13' 7" max x 15' 8" max (4.14m max x 4.78m max)

The garden room has two double glazed windows and patio door leading to the rear garden.

Utility Room / Cloakroom

The downstairs cloakroom comprises: Wash hand basin, WC , with space and plumbing for white goods. There is a window to the side aspect.

Kitchen / Diner

23' 8" x 9' 8" (7.21m x 2.95m)

The kitchen / diner comprises: Matching wall and base units with work surface over, space for freestanding cooker, space for freestanding fridge / freezer, integral dishwasher and sink with drainer unit. There are two double glazed windows to the rear aspect and one to the front aspect in the dining area. The dining area also has built in storage into the chimney recess and understairs storage cupboard,.

First Floor

Bedroom Two

12' 4" x 12' 3" (3.76m x 3.73m)

The second bedroom is a spacious double room with a double glazed window to the front aspect and two storage cupboards.

Bedroom One

16' 2" x 12' (4.93m x 3.66m)

Bedroom one is a good sized double with built in wardrobes, access to the ensuite and double glazed window to the rear aspect.

Ensuite To Bedroom One

The ensuite comprises; shower cubicle, wash hand basin, WC and a double glazed window to the rear aspect.

Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m)

The third bedroom is a double room and has a double glazed window to the front aspect.

Bedroom Four

9' 4" plus recess x 5' 4" (2.84m plus recess x 1.63m)

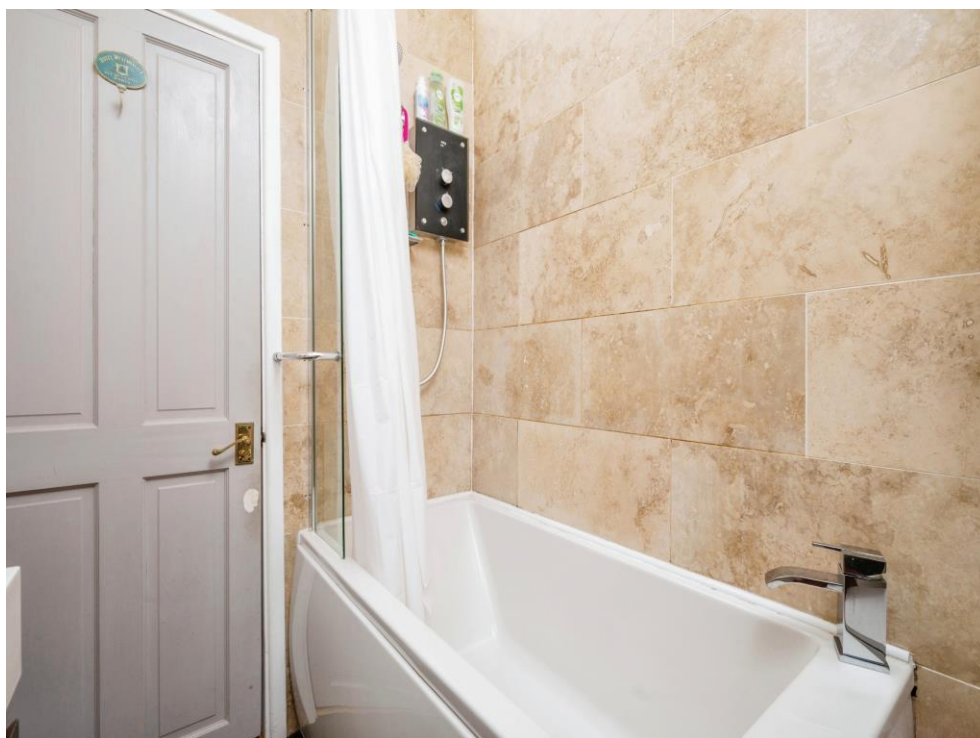
The fourth bedroom has a double glazed window to the rear aspect.

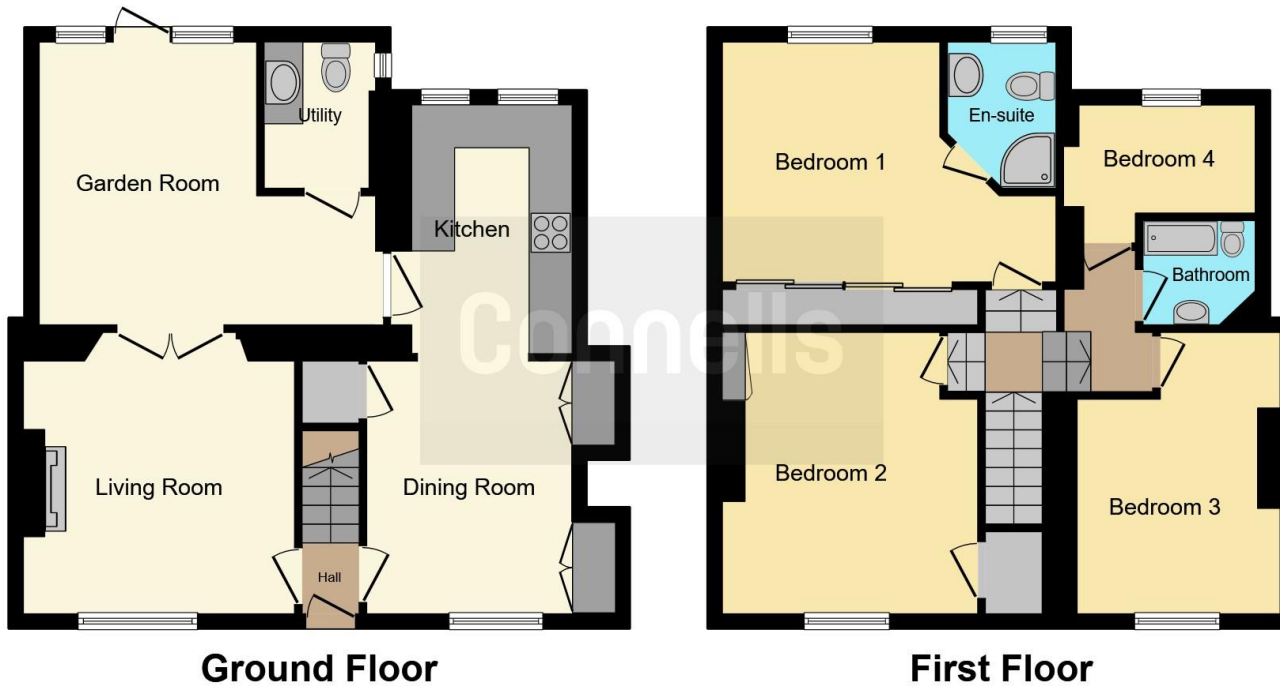
Bathroom

The bathroom comprises; Wash hand basin, WC, bath with shower over and is part tiled. There is a velux skylight.

Outside

To the rear aspect there is a south facing, private enclosed rear garden mostly laid to lawn which backs onto a green space at the rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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