for sale

£250,000



# Sherril Close Plymouth PL9 9DB

Tucked away in a quiet position on a cul-de-sac in the popular area of Staddiscombe, is this three bedroom house. The property benefits from good size front and rear gardens, conservatory and spacious reception room.





## Sherril Close Plymouth PL9 9DB

### **Entrance**

Enter the property through a door to the front aspect into the entrance porch leading through to the hallway. There is a radiator, under stairs storage and stairs leading to the first floor.

### Lounge

11' x 12' 10" ( 3.35m x 3.91m )

There are two double glazed windows to the front aspect, radiator and archway leading through to the dining area.

## **Dining Room**

10' x 9' 3" max (  $3.05m \times 2.82m \max$  )

Leading on from the lounge, the dining area has a radiator and doors leading to the kitchen and conservatory.

### Conservatory

10' 4" x 11' 6" ( 3.15m x 3.51m )

Windows to the rear and side aspect and doors leading to the rear garden.

#### Kitchen

10' 1" max x 9' 6" ( 3.07m max x 2.90m )

Comprising; Matching wall and base units with complimentary work surface over, sink with drainer, gas hob, extractor fan, oven,

space for undercounter washing machine and dishwasher, space for freestanding fridge/ freezer and a pantry. There is a window to the rear aspect.

## First Floor Bathroom

Comprising; Bath with shower over, wash hand basin with vanity, WC and is tiled. There are two windows to the rear aspect.

### **Bedroom One**

10' 9" x 11' 3" max ( 3.28m x 3.43m max ) Window to the rear aspect and radiator.

### **Bedroom Two**

10' x 10' 8" max ( 3.05m x 3.25m max ) Window to the front aspect and radiator.

### **Bedroom Three**

7' 1" x 9' 1" ( 2.16m x 2.77m )

Window to the front and radiator.

### **Outside**

To the front of the property there is a spacious enclosed garden, to the rear there is another good sized garden with patio area.













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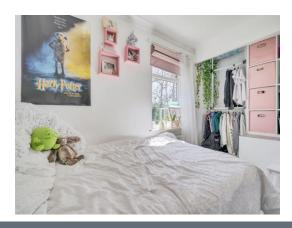
2A The Broadway Plymstock PLYMOUTH PL9 7AW

Property Ref: PLK307097 - 0002 Tenure:Freehold EPC Rating: D

Council Tax Band: B

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