



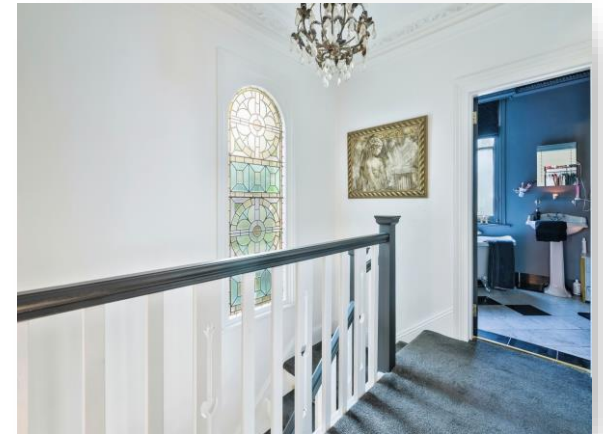
Overton Gardens, Mannamead, Plymouth PL3 5BX

welcome to

Overton Gardens, Mannamead, Plymouth

***** IMPRESSIVE 1930'S DETACHED HOME *****

A fantastic opportunity to purchase a THREE DOUBLE bedroom DETACHED home with front and rear GARDENS, secured GATED ENTRANCE with BIN STORE, a BEAUTIFUL open plan kitchen/dining room, COVING and PANELING throughout and DOWNSTAIRS WC with a STEAM ROOM.



Front Porch

An extended front porch to front elevation of the property with tiled flooring opening to the hallway. ornate cast iron radiator, tall arched stain glass window to front elevation.

Hallway

A spacious hallway with stairs leading to the first floor with understair storage, second storage cupboard, door to downstairs WC/steam room and access leading to the lounge, diner and a further side door leading to the back garden.

Wc

Fully tiled marble effect, wall hung vanity unit, WC with hidden cistern and glass door leading to the steam room.

Steam Room

Tiled surround seating, fitted speakers connect via the LED touchscreen control system. With a large mist and rain shower head.

Lounge

16' 1" x 13' 9" (4.90m x 4.19m)

A spacious living space with wall paneling and coving throughout with LED lighting, single glaze sash bay windows to front elevation, ornate cast iron radiator, open fire place with marble figure surround and sliding doors to the dining room.

Dining Room

16' 6" x 12' 10" (5.03m x 3.91m)

A fantastic family space with french doors leading to the side garden of the property, open plan leading to the kitchen/breakfast bar, a second open fireplace with marble feature fireplace and ornate cast iron radiator.

Kitchen

14' 3" max x 14' 6" max (4.34m max x 4.42m max)

An 'L' shape kitchen with breakfast bar opening to the dining room, black wall and base units with space for a range cooker, plenty of worktop space with inset sink drainer, double glazed window to rear

elevation, sky light to rear elevation and door to utility.

Utility Room

Space for appliances, wall mounted boiler with cylinder tank, sky light to rear and door to outdoor space.

First Floor Landing

A tall arched stained glass window to side elevation, access to all three bedrooms and the family bathroom.

Bedroom 1

13' 9" max x 16' 6" max (4.19m max x 5.03m max)

A spacious double bedroom with traditional single glazed sash bay windows to front elevation, large built in wardrobes and radiator.

Bedroom 2

12' 11" max x 12' 11" max (3.94m max x 3.94m max)

A second double bedroom with traditional single glazed box sash glazed windows to side elevation, storage cupboard and a cast iron radiator.

Bedroom 3

13' max x 8' 2" max (3.96m max x 2.49m max)

A third double bedroom with sliding shower screen to the ensuite, single glazed box sash window to front elevation, door to private balcony and loft hatch.

Ensuite

A fully tiled ensuite with WC, shower, extractor fan and heated towel rail.

Family Bathroom

A four piece suite consisting of freestanding jacuzzi bath, corner shower, high level toilet and pedestal sink with a ornate cast iron radiator, tiled flooring and obscure window to rear elevation.

Front Garden

Access through telephone entry system and secured gate, with steps leading to the recently landscaped

front tiered garden with the bottom tier partly paved with a natural stone paving and grass lawn, the second tier has a large storage area and has also been partly paved with natural stone paving and a grass lawn with some elegant profile steps leading to the ornate featured porch surrounding the front door with side access through to the garden. The original steps have been converted into a arched profile gated bin store.

Rear Garden

A large, low maintenance rear garden with two tiers. The first tier consists of an outbuilding with lighting and power with an enclosed outdoor hot tub with insulation cover included and a large natural stone patio area which leads to a curved staircase leading to the second tier. The second tier which hosts a second outbuilding with a indoor bbq with a seating area, power, lights, sink with hot & cold water along with a large natural stone patio area with surrounding balustrade's with reaching views to the moorland.



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welcome to

Overton Gardens, Mannamead Plymouth

- Impressive 1930's Detached Home
- Secure Gated Entrance With Telephone Entry System
- Modernised Traditionally Throughout
- Open Plan Kitchen/Diner
- Coving & Wall Paneling Throughout

Tenure: Freehold EPC Rating: D

offers in the region of

£560,000



Total floor area 154.7 m² (1,665 sq.ft.) approx
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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
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