



Almeria Court, Plymouth PL7 1TX

welcome to

Almeria Court, Plymouth

This exceedingly spacious 4/5 bedroom detached family home features stunning far reaching countryside views, an ensuite to the master bedroom and a downstairs wc. There is a sizable garage with a private parking space directly in front. The garden is also a fantastic size and backs on to woodlands.



Initial Entry Porch:

Double glazed windows to front and side elevations. Double glazed door to side elevation. Tiled flooring. Beautiful far reaching countryside views.

Entrance Hall:

Obscured double glazed door to front elevation. Obscured double glazed window to front elevation. Radiator. Door to downstairs WC. Door to study/bedroom five. Door to lounge and kitchen diner. Under-stairs storage.

Lounge:

21' 11" x 10' 7" (6.68m x 3.23m)

Double glazed window to front elevation with far reaching countryside views. Double glazed window to rear elevation with garden view. Two radiators. Fitted wall lighting. Laminate flooring.

Kitchen/Diner:

16' 5" Max x 12' 3" Max (5.00m Max x 3.73m Max)

Fitted kitchen with wall and base level units. Dual aspect double glazed windows to both side and rear elevations. Sink drainer with mixer tap over. Integrated electric hob with cooker-hood over. Integrated electric double oven. Integrated dishwasher. Integrated fridge and fridge freezer. Space and plumbing within base unit for washing machine. Fitted wine rack. Two fitted USB points and sockets that are discretely housed within kitchen worktop. Corian worktops. Plain plastered walls and ceiling. Insert spotlighting. Within the breakfast area there are double glazed patio doors to rear elevation leading out to rear garden. Bespoke fitted bench housing power and two usb fittings. Radiator. Laminate flooring throughout.

Downstairs Wc:

Obscured double glazed window to front elevation. Low level wc. Wash hand basin with built in vanity and mixer tap over. Partly tiled. Insert spotlighting. laminate flooring. Plain plastered walls and ceiling.

Master Bedroom:

12' 2" Max x 10' 4" Max (3.71m Max x 3.15m Max)

Double glazed window to front elevation with far reaching views. Built in cupboard with shelving and rail. Fitted wardrobes. Plain plastered walls. Coving. Laminate flooring. Door to ensuite.

Ensuite:

Low level WC. Wash hand basin with vanity and mixer tap over. Shower cubicle running off mains supply. Heated towel rail. Laminate flooring. Shaver point. Fully tiled. Extractor fan. Spotlighting.

Bedroom Two:

11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to front elevation with beautiful far reaching countryside views. Built in wardrobe with rail and shelving within. Laminate flooring. Plain plastered walls and ceiling. Coving.

Bedroom Three:

9' 9" x 7' 7" (2.97m x 2.31m)

Double glazed window to rear elevation with garden view. Built in wardrobe with shelving and rail within. Radiator. Laminate flooring.

Bedroom Four:

10' 1" Into door recess x 9' 3" Max (3.07m Into door recess x 2.82m Max)

Double glazed window to rear elevation with garden view. Radiator. Plain plastered walls. Coving. Laminate flooring. Built in wardrobe with shelving and rail within.

Bedroom Five/Study:

8' 10" Into door recess x 9' 1" Max (2.69m Into door recess x 2.77m Max)

Double glazed window to front elevation. Radiator. Plain plastered walls and ceiling. Coving. Laminate flooring.

Family Bathroom:

Obscured double glazed window to rear elevation. Bath with mixer tap and shower attachment. Walk-in corner shower cubicle with shower running off the mains supply. Wash hand basin with mixer taps over. Heated towel rail.

Landing:

Sizable storage cupboard with shelving within. Radiator. Carpeted flooring. Access to loft.

Rear Garden:

Double glazed patio doors from the kitchen breakfast room open out directly to an initial patio seating area. There are three tiers to the rear garden and there are a variety of mature plants and shrubs throughout. The top tier features a wooden summer-house with a lovely tranquil aspect. There is an outside tap and uniquely to this property there is gated access that leads directly to the woodland area.

Garage And Parking:

21' x 9' 8" Plus Recess (6.40m x 2.95m Plus Recess)

The garage hosts water, power and lighting. It is accessed via an up and over door. Directly in front is a driveway that is accessed via a dropped kerb.



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welcome to

Almeria Court, Plymouth

- FAR REACHING COUNTRYSIDE VIEWS
- DETACHED FAMILY HOME
- COUNCIL TAX BAND - D
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- PRIVATE GARAGE AND DRIVE DIRECTLY IN FRONT

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



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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Property Ref:
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