



Asking Price £350,000

This beautifully presented detached home was built in 2017 by Taylor Wimpey to their Yewdale design. Internally the well-proportioned accommodation offers spacious lounge leading to the conservatory, spacious kitchen/dining room with range of integrated appliances, three good sized bedrooms, en-suite shower room, family bathroom and downstairs wc. Further benefits include double glazing, central heating and externally there is an enclosed southerly facing rear garden and a 13.47m (44`2") private driveway leading to a single garage. Novahomes strongly advise an early viewing to fully appreciate all the benefits that this lovely home has to offer.

Ambleside Place, Estover, PL6 8EN

Ground Floor

Entrance

Entry is via a part glazed entrance door opening into the entrance hall.

Entrance Hall

With radiator, wood effect laminate flooring, stairs rising to the first floor landing and built in storage cupboard with power point.

Downstairs WC

Fitted with a two piece suite comprising pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator, laminate flooring and door to an under stairs storage cupboard with lighting.

Lounge

17' 1" x 9' 11" (5.21m x 3.02m)

A lovely sized reception room with double glazed window to the front, two radiators and uPVC double glazed double doors opening into the conservatory.

Conservatory

11' 6" x 9' (3.51m x 2.74m)

Rendered block cavity construction to the lower portion and uPVC double glazed windows to the upper portion with an insulated tiled roof, uPVC double glazed door opening to the rear garden, power and lighting, recessed ceiling dimmer spotlights, electric radiator, two electrically operated, rain sensitive ceiling skylights.

Kitchen/Dining Room

17' 1" x 10' (5.21m x 3.05m)

Fitted with a matching range of modern base and eye level units with lighting, worktop space with worktop upstands, 1½ bowl sink unit with single drainer and mixer tap, wall mounted concealed boiler serving the heating system and domestic hot water, a range of integrated appliances to include fridge, freezer, dishwasher, washing machine, electric double oven and four ring electric hob with stainless steel splash back and stainless steel cooker hood above, double glazed box window to the side with inset window seat which lifts to provide additional storage space, double glazed windows to the front & rear, radiator and recessed ceiling spotlights.

First Floor

Landing

Access to the loft space via a loft ladder, door to:

Bedroom 1

12' 4" x 9' 11" (3.76m x 3.02m)

With double glazed window to the front, radiator and door opening into the en-suite.

En-Suite Shower Room

9' 11" x 4' (3.02m x 1.22m)

Fitted with a three piece suite comprising pedestal wash hand basin, low-level WC, fully tiled recessed shower cubicle with fitted electric shower above, half tiled from floor level to all other walls, extractor fan, obscure double glazed window to the rear, radiator and recessed ceiling spotlights.

Bedroom 2

10' x 9' 6" (3.05m x 2.90m)

With double glazed windows to the front and side, radiator.

Bedroom 3

10' x 7' (3.05m x 2.13m)

With double glazed window to the rear, radiator.

Family Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Fitted with a three piece suite comprising panelled bath with fitted shower screen and shower above which is fully tiled, pedestal wash hand basin, low-level WC, extractor fan, half tiled from floor level to all the other walls, obscure double glazed window to the front, radiator and recessed ceiling spotlights.

Outside

Front

The property is approached by paved steps to the covered main entrance. The garden area is woodchipped under a selection of shrubs.

Rear

At the rear the property opens to an attractive southerly facing rear garden. The garden is mostly laid to lawn with paved patio area, stone chipped area, a wide variety of flowers, bushes and shrubs and a water tap, enclosed by wall and fencing and with a gate giving rear access to the driveway and garage.

Parking

At the rear of the property there is a brick paved private driveway measuring 44' 2" and leading to the leasehold garage which is located beneath a coach house. The garage has an up and over door.

Agents Note

The garage is under a leasehold agreement with a term of 999 years from 2016. This information was gathered from the information held by the Land Registry.

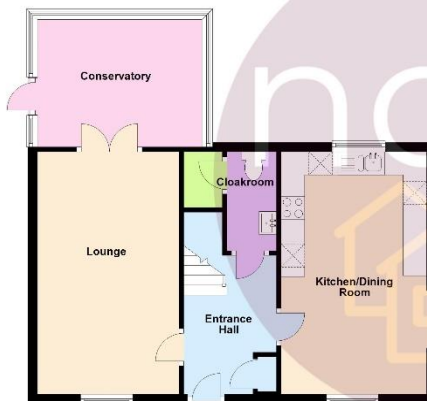






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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