



Asking Price £210,000

This well proportioned family home is conveniently situated close to popular primary and secondary schools with the accommodation on the ground floor comprising, porch, entrance hallway, lounge, separate dining room, kitchen and separate wc. Upstairs are three bedrooms and a modern family bathroom. Further benefits include gas central heating, double glazing, a level, enclosed and private south facing garden with storage sheds and a very useful workshop/cellar area. There are delightful views across the Plym Estuary and Novahomes highly recommend an early viewing to avoid disappointment.

Norfolk Rd, Laira, PL3 6DD

GROUND FLOOR

HALL

20' 9" x 6' 0" max. (6.32m x 1.83m max.)

Staircase rising to the first floor landing. Open under stairs area. Mains gas meter. Cupboard housing mains electric meter and consumer unit.

LOUNGE

15' 5" x 12' 11" (4.7m x 3.94m)

UPVC double glazed window to the front, Bi-Fold doors through to:

DINING ROOM

10' 10" x 9' 2" (3.3m x 2.79m)

UPVC double glazed window to the rear. Coved ceiling.

KITCHEN

10' 10" x 9' 4" (3.3m x 2.84m)

UPVC double glazed window to the rear. Roll edge work surfaces with tiled splashbacks. White gloss fronted units. Inset one and a quarter bowl stainless steel sink with chrome mixer tap and pull out hand mixer. `Vaillant` gas fired boiler services central heating and domestic hot water. Gas and electric cooker points. Plumbing suitable for automatic washing machine, dishwasher, space for tumble drier, space for fridge/freezer, built in over and hob. Doorway to:

REAR LOBBY

3' 6" x 2' 9" (1.07m x 0.84m)

PVC part double glazed back door and door into:

W.C.

5' 8" x 2' 9" (1.73m x 0.84m)

UPVC double glazed window to the side. White close coupled wc. Tiled walls.

FIRST FLOOR

LANDING

Access to loft space, door to:

BEDROOM 1

12' 11" x 11' 0" (3.94m x 3.35m)

UPVC double glazed window to the front. Built-in airing cupboard housing factory insulated hot water tank with immersion heater. Storage area.

BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m)

UPVC double glazed window to the rear with long views towards the Plym Estuary, Mount Edgcumbe Park and countryside in the distance. Recessed wardrobe/storage areas.

BEDROOM 3

9' 5" x 7' 10" (2.87m x 2.39m)

UPVC double glazed window to the front. Built-in wardrobe with sliding doors.

BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m)

Obscure glazed window to the rear. White modern suite with close coupled wc, pedestal wash hand basin with chrome mixer tap. Panelled bath with chrome mixer tap, shower screen and separate thermostatic shower. Chrome ladder radiator. Downlighters one incorporating an extractor fan.

LOWER GROUND FLOOR

CELLAR AREA 1

11' 0" x 9' 4" (3.35m x 2.84m) With 5' 11" head height minimum (under the dining room) and hatchway into:

CELLAR AREA 2

11' 0" x 9' 6" approx, (3.35m x 2.9m approx. 4' 6" head height (under the kitchen).

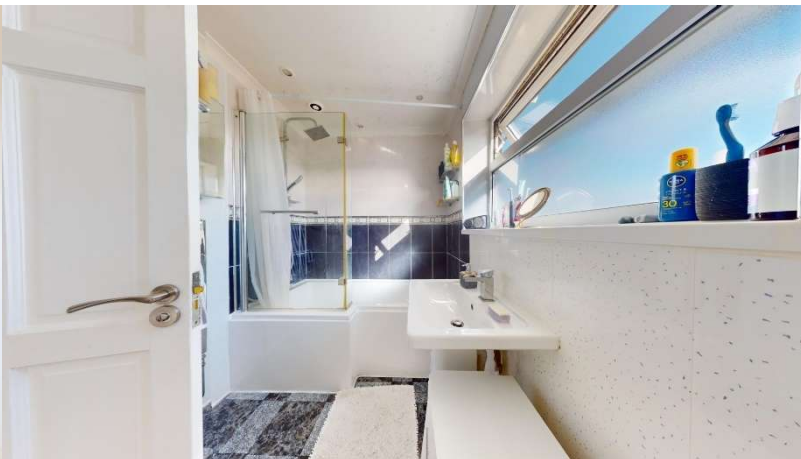
EXTERNALLY

A front level garden area covered with decorative stone chippings and an area of sloping lawn. To the rear of the property an enclosed walled low maintenance courtyard laid mainly to paving with access to the two cellars located beneath the main house, a STORE beneath the steps. Outside water point and Belfast sink. Attached STORE. Lean-to STORE 10' x 3' 10" approx. Steps to wide rear service lane.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



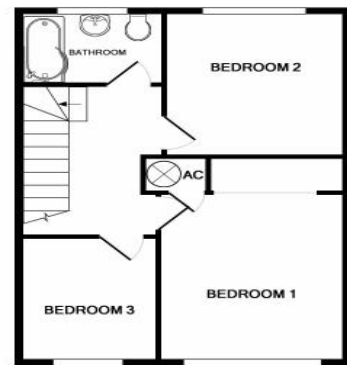




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST 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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