



160 Holmwood Avenue

Plymstock, Plymouth, PL9 9EX

£315,000



Spend time in viewing this lovely semi-detached family home. It enjoys spacious accommodation with the living area being open outlook. On the entrance level there is a hall, 3 main bedrooms, master ensuite shower room & additional wc. On the first floor is the 4th bedroom, bathroom & living area leading to the kitchen/dining room. Attractive mature front & rear gardens. Garage in adjacent block. The property benefits from double-glazing & gas-fired central heating.



HOLMWOOD AVENUE, PLYMSTOCK, PL9 9EX

ACCOMMODATION

The property is accessed through the uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 6'2" x 4'7" (1.89 x 1.41)

Double-glazed windows to the front and side elevations. Part double-glazed uPVC inner door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor accommodation. Vertical radiator. Useful study area beneath the stairs. Built-in linen cupboard with power, currently housing the tumble dryer. Door to the separate wc/utility room.

WC/UTILITY 6'8" x 2'5" (2.05 x 0.74)

Low level toilet and sink unit. Space and plumbing for washing machine. Storage cupboard. Obscured double-glazed window to the side elevation.

BEDROOM THREE 9'0" x 7'4" (2.76 x 2.26)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'1" to wardrobe face x 6'9" excl door recess (4 to wardrobe face x 2.06 excl door recess)

Mirror-fronted built-in wardrobe providing useful storage and hanging space. Double-glazed window to the side elevation.

BEDROOM ONE 14'10" x 8'10" (4.53 x 2.71)

uPVC double-glazed window to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'1" x 5'10" (2.16 x 1.80)

Comprising a corner shower with tiled area surround and shower unit with spray attachment, built-in low level toilet with boxed-in cistern and sink unit with vanity cupboard beneath. Range of storage units. Mirror and light. Vertical towel rail/radiator.

FIRST FLOOR LANDING

Doorway to bedroom four.

BEDROOM FOUR 8'11" x 7'6" (2.73 x 2.30)

Wood flooring. Double-glazed window to the rear elevation with a pleasant outlook onto the garden.

BATHROOM 6'4" x 5'8" (1.94 x 1.74)

White modern suite including a panel bath with mixer tap, folding shower screen and shower unit with spray attachment, low level toilet and sink unit with vanity cupboard beneath and mixer tap. Vertical towel rail/radiator. Tiled walls. Obscured uPVC double-glazed window to the front elevation.

LOUNGE 13'8" x 10'8" (4.18 x 3.26)

Full-length double-glazed window and door looking out over and providing access to the rear garden. Vinyl click flooring extending into the kitchen/dining room.

KITCHEN/DINING ROOM 16'2" x 11'10" (4.95 x 3.63)

2 uPVC double-glazed windows to the front elevation enjoying a lovely open outlook over local rooftops and around the surrounding district. Within this area is a contemporary modern-styled fitted kitchen with full-length integrated freezer and fridge. Adjacent electric double oven. Range of wood-effect laminate work surfaces also incorporating a window seat with storage beneath and kickboard heater. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Integrated dishwasher. Vinyl click flooring.

OUTSIDE

To the front of the property there is a planted front garden area home to a variety of mature shrubs, bushes and flowering plants. 2 pathways and steps rising to the front entrance. The pathway continues around the side of the property to the rear. Adjacent to the rear of the property is a concrete sitting area and a timber shed. Steps lead up into the garden which enjoys various planted areas, lawn sections and a number of mature trees, shrubs and bushes including fruit trees. Located across the road in a nearby block is the single garage.

GARAGE

Up-&-over door to the front elevation.

COUNCIL TAX

Plymouth City Council
Council tax band C

Area Map



Floor Plans

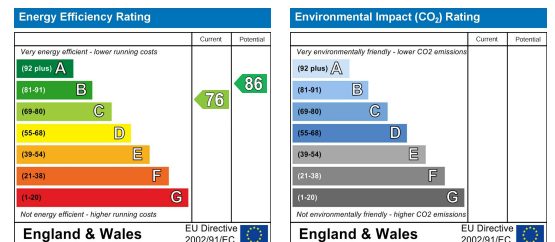
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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