



26 Kitter Drive

Staddicombe, Plymouth, PL9 9UJ

£295,000



Superbly-presented detached house with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, fitted kitchen & a generous open-plan full-width dining room opening onto the rear garden. On the first floor there are 4 bedrooms & bathroom. Other features include a driveway, garage, front & rear gardens, double-glazing & gas central heating.



KITTER DRIVE, STADDISCOMBE, PL9 9UJ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Under-stairs storage cupboard.

LOUNGE/DINING ROOM 19'7 x 11'2 (5.97m x 3.40m)

A generous reception room running the full-width of the property. Fitted laminate flooring. Window to the rear elevation. Sliding double-glazed doors leading to outside. Staircase ascending to first floor.

KITCHEN 7'10 x 7'9 (2.39m x 2.36m)

Fitted with a range of matching base and wall-mounted cabinets with work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate hob. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Window to the front elevation. Doorway to the side elevation leading to outside.

DOWNSTAIRS CLOAKROOM/WC 7'10 x 3'1 (2.39m x 0.94m)

Comprising a wc and wall-mounted basin. Wall-mounted chrome towel rail/radiator. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch providing access to the boarded loft.

BEDROOM ONE 11'5 x 10'1 (3.48m x 3.07m)

Window to the rear elevation.

BEDROOM TWO 8'7 x 9'4 (2.62m x 2.84m)

Window to the rear elevation.

BEDROOM THREE 10'1 x 8'1 (3.07m x 2.46m)

Window to the front elevation.

BEDROOM FOUR 9'4 x 7'3 (2.84m x 2.21m)

Window to the front elevation.

BATHROOM 6'7 x 6'1 (2.01m x 1.85m)

Comprising a bath with a shower system over and a fixed glass screen, basin with a cabinet beneath and wc. Bathroom cabinet. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 15'9 x 7'7 (4.80m x 2.31m)

Up-&-over style door to the front elevation. Gas boiler. Consumer unit. Power and lighting.

OUTSIDE

To the front, the property is approached via a driveway and a separate paved pathway leading to the front entrance, which has a covered canopy. The front garden is stocked with a variety of mature shrubs. Pathways lead around both side elevations accessing the rear. The rear garden has areas laid to chippings and patio together with mature shrubs.

COUNCIL TAX

Plymouth City Council
Council tax band C

Area Map

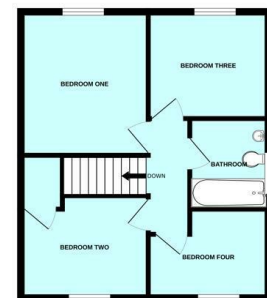


Floor Plans

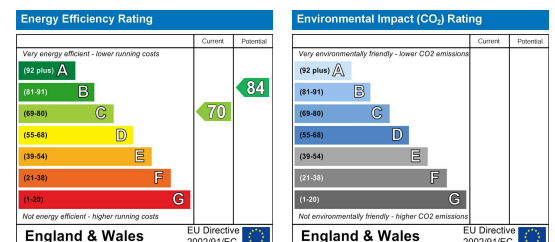
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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