



2 Dorado Street

Sherford, Plymouth, PL9 8FX

£360,000



Superbly-presented end-terraced townhouse situated in a lovely position within Sherford. The accommodation briefly comprises an entrance hall, open-plan kitchen/breakfast room, downstairs cloakroom/wc & dining/family room opening onto the garden. On the first floor there is the formal lounge, guest bedroom & bathroom. On the top floor are 3 further bedrooms, including the master with an ensuite shower room plus a family shower room. To the rear of the property is the garage with parking in front. Lovely views. Double-glazing & central heating.



DORADO STREET, SHERFORD, PL9 8FX

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6'9 x 6'1 (2.06m x 1.85m)

Staircase ascending to the first floor. Recessed cupboard housing the electric meter and consumer unit.

KITCHEN/BREAKFAST ROOM 14'11" x 12'7" (irregular shaped room) max dimensi (4.55m x 3.84m (irregular shaped room) max dimensi)

Ample space for breakfast table and chairs. Under-stairs storage cupboard. The kitchen cabinets are fitted with matching fascias, work surfaces and splash-backs. Stainless-steel one-&-a-half bowl sink unit. Inset Zanussi 5-burner gas hob with a stainless-steel splash-back and cooker hood above. Built-in Zanussi double oven and grill. Integral fridge and freezer. Integral dishwasher and washing machine. Wall-mounted gas boiler concealed by a matching cabinet. Window with fitted blinds to the front elevation. Open-plan access into the dining/family room.

DINING/FAMILY ROOM 16' x 13'10 (4.88m x 4.22m)

An open-plan dual aspect room with windows to the rear and side elevations providing views over the garden. French doors leading to outside. Ample space for seating and dining.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and pedestal basin with a tiled splash-back.

FIRST FLOOR LANDING 18'4 x 6'9 (5.59m x 2.06m)

Providing access to the first floor accommodation. Staircase ascending to the top floor. Lovely area to the front with 2 windows with fitted blinds and nice views. Built-in cupboard housing the hot water cylinder.

LOUNGE 16' x 10'4 (4.88m x 3.15m)

A dual aspect room with windows to the rear and side elevations providing views over the garden.

BEDROOM TWO 11'5 x 8'11 (3.48m x 2.72m)

Window with a fitted blind to the front elevation.

FAMILY BATHROOM 6'7 x 5'6 (2.01m x 1.68m)

Comprising bath with tiled area surround, pedestal basin with a tiled splash-back and wc. Mirrored bathroom cabinet.

TOP FLOOR LANDING 10'11 x 4'10 (3.33m x 1.47m)

Providing access to the top floor accommodation. Loft hatch.

BEDROOM ONE 13'6 x 12'7 to wardrobe rear (4.11m x 3.84m to wardrobe rear)

A generous master bedroom with built-in wardrobes featuring sliding mirrored doors. Window with fitted blinds to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'11 x 4'10 (1.80m x 1.47m)

Comprising a tiled shower cubicle enclosed by glass sliding doors, pedestal basin with a tiled splash-back and wc. Mirrored bathroom cabinet. Window with a fitted to the front elevation with views.

BEDROOM THREE 10' x 9'1 (3.05m x 2.77m)

Window with fitted blinds to the rear elevation.

BEDROOM FOUR 11'5 x 6'8 (3.48m x 2.03m)

Window with fitted blinds to the rear elevation.

FAMILY SHOWER ROOM 6'7 x 4'9 (2.01m x 1.45m)

Comprising a double-sized enclosed tiled shower with bi-folding glass door, pedestal basin with a tiled splash-back and wc. Mirrored bathroom cabinet.

GARAGE 18'11 x 9'5 (5.77m x 2.87m)

Up-&-over door.

OUTSIDE

To the front there is an area laid to chippings and a paved pathway leads to the main front entrance. There is a strip of land along the side elevation laid to chippings and planted with bay trees. This area is also owned by the property. To the rear the garden has been landscaped and comprises of areas laid with porcelain tiles and artificial grass together with a timber pergola. A rear gate opens into a courtyard, which provides access to the garage and parking.

COUNCIL TAX

South Hams District Council

Council tax band E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

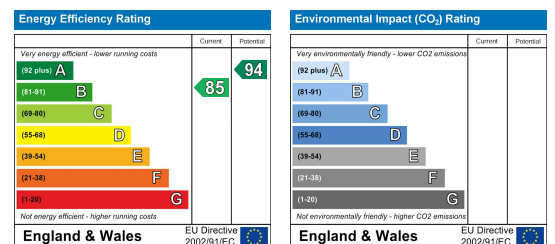


Map data ©2024

GROUND FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.