



## 56 Kitter Drive

Staddiscombe, Plymouth, PL9 9UJ

£182,500



Nicely-positioned mid-terraced house situated in a quiet enclave off Kitter Drive, backing onto woodland. The accommodation briefly comprises an entrance hall, lounge/dining room, kitchen together with 2 bedrooms & bathroom. The property benefits from double-glazing & central heating. No onward chain.



## KITTER DRIVE, STADDISCOMBE, PL9 9UJ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 11'8 x 5'8 (3.56m x 1.73m)

Staircase ascending to the first floor. Under-stairs cupboard. Consumer unit. Doors providing access to the ground floor accommodation.

### LOUNGE/DINING ROOM 13' x 11'9 (3.96m x 3.58m)

Sliding patio doors to the rear overlooking the garden and woodland.

### KITCHEN 11'8 x 5'10 (3.56m x 1.78m)

Range of matching cabinets with work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in double oven and grill. 4-burner gas hob with a cooker hood above. Space for fridge-freezer. Space for washing machine and tumble dryer. Wall-mounted Baxi gas boiler. Window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 11'10 x 8'11 (3.61m x 2.72m)

Situated to the rear, with a window with views to the woodland.

### BEDROOM TWO 11'10 x 9'2 (3.61m x 2.79m)

2 windows to the front elevation. Over-stairs cupboard.

### BATHROOM 6'2 x 5'6 (1.88m x 1.68m)

Comprising a bath with a shower system over with a shower rail and curtain, pedestal basin and wc. Fully-tiled walls.

### OUTSIDE

To the front of the property there is a small garden laid to shrubs and a pathway leads to the main front entrance, which has a covered canopy. The rear garden is mainly paved together with shrub and flower beds. There is a rear gate and views to the woodland beyond.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

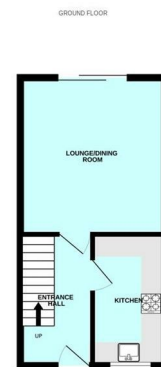
### SERVICES

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

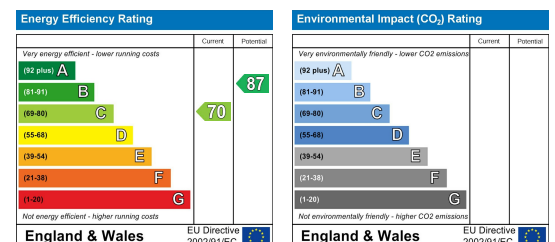
### Area Map



### Floor Plans



### Energy Efficiency Graph



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