



1 Glynn Valley Lane

Saltram Meadow, Plymouth, PL9 7FY

£480,000



Superbly-presented detached modern house with accommodation over 3-levels, briefly comprising an entrance hall with downstairs wc, large open-plan reception space including a family space, dining area, breakfast area & kitchen to the rear opening onto the landscaped south-westerly facing garden. There is also a separate lounge. The upper floors host 4 bedrooms, family bathroom, ensuite to bedroom 2 & a top floor master suite providing a fabulous space with a bedroom, dressing area & ensuite bathroom. Externally, there is landscaped south-west facing garden to the rear with outdoor kitchen, driveway & garage.



GLYNN VALLEY LANE, SALTRAM MEADOW, PL9 7FY

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 17' x 5'3 (5.18m x 1.60m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

DINING/FAMILY ROOM 24'8 x 9'11 (7.52m x 3.02m)

An open-plan triple aspect room running from front to rear with a bay window to the front elevation and windows to the rear and side elevations. Ample space for seating and dining. Feature media wall with space for TV and flame-effect fire. Fitted flooring. Inset ceiling spotlights.

KITCHEN/BREAKFAST ROOM 17'4 x 9'6 at widest point (5.28m x 2.90m at widest point)

A superb open-plan room providing a breakfast bar and a modern range of base and wall-mounted cabinets with matching fascias, and Quartz stone-style work surfaces with tiled splash-backs. Continuation of the fitted flooring from the family/dining room. Inset sink. Built-in oven. 4-burner gas hob with a cooker hood above. Integral fridge and freezer. Integral dishwasher and washing machine. Window to the rear elevation and French doors opening onto the garden.

LOUNGE 14'7 x 11'4 at widest point (4.45m x 3.45m at widest point)

Bay window to the front elevation. Polished concrete plinth with storage beneath.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and pedestal basin. Wall-mounted towel rail/radiator.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. 2 recessed cupboard. Doorway concealing the staircase to the master suite.

BEDROOM TWO 14'7 x 10'1 (4.45m x 3.07m)

Window to the rear elevation. Built-in wardrobes. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'4 x 6'8 (2.24m x 2.03m)

Comprising an enclosed tiled shower, pedestal basin and wc with a tiled surround. Wall-mounted chrome towel rail/radiator. Obscured window to the rear elevation.

BEDROOM THREE 11'5 x 10' (3.48m x 3.05m)

Window to the rear elevation.

BEDROOM FOUR 9'10 x 8'11 (3.00m x 2.72m)

Window to the front elevation.

BEDROOM FIVE 9'9 x 8'11 (2.97m x 2.72m)

Window to the front elevation.

FAMILY BATHROOM 8'9 x 6'4 (2.67m x 1.93m)

Comprising a bath, wc and pedestal basin. Wall-mounted towel rail/radiator. Partly-tiled walls. Obscured window to the front elevation.

MASTER BEDROOM SUITE 27'4 x 18'9 (wall-to-wall) widest measurement (8.33m x 5.72m (wall-to-wall) widest measurement)

Occupying the entire top floor of the property. Dual aspect with 2 windows to the front elevation and a Velux-style window to the rear. Eaves storage cupboard. Built-in wardrobes. Ample bedroom space. Seating and dressing area.

ENSUITE BATHROOM 10' x 7' (3.05m x 2.13m)

Comprising a bath, enclosed tiled shower, pedestal basin and wc. Wall-mounted towel rail/radiator. Partly-tiled walls. Velux-style window to the rear elevation.

GARAGE 19' x 9'7 (5.79m x 2.92m)

Up-&over door to the front elevation. Pitched roof. Power and lighting.

OUTSIDE

The front garden has small areas laid to chippings and a pathway leads to the main front door. Outside light. A driveway provides off-road parking and access to the garage. There is an area of chippings between the drive and the house. A timber gateway provides external access to the rear garden. The rear garden has been landscaped with areas laid to composite decking, artificial grass and paving. There is a pergola, an outdoor kitchen with cupboards and Belfast-style sink with hot and cold water, further outside storage to the side of the property, an outside tap and outside lighting.

COUNCIL TAX

Plymouth City Council

Council tax band F

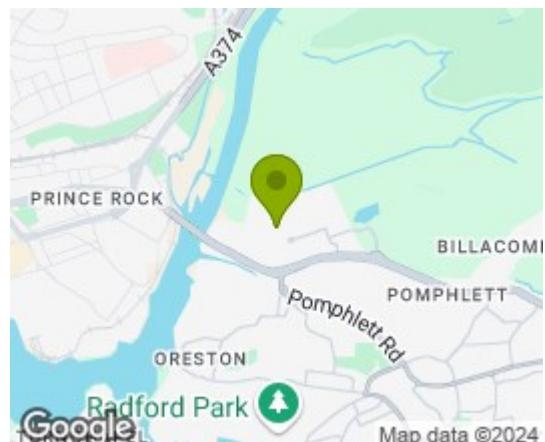
MAINTENANCE CHARGE

Annual maintenance charge of £180

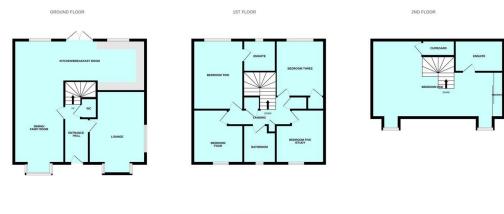
SERVICES

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

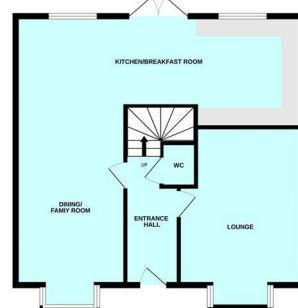
Area Map



Floor Plans



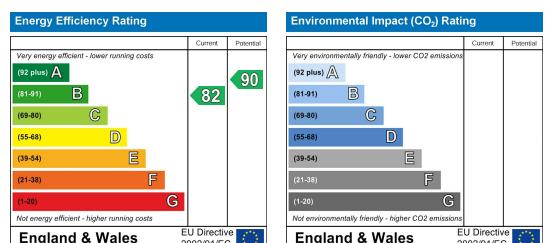
GROUND FLOOR



1ST FLOOR

2ND FLOOR

Energy Efficiency Graph



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