



38 Sherril Close

Staddiscombe, Plymouth, PL9 9DB

Offers Over £230,000



Spend time in viewing this lovely end-terraced family home which enjoys accommodation comprising an entrance porch, lounge, modern fitted kitchen/dining room, 3 good-sized bedrooms & family bathroom. The property benefits from double-glazing and gas-fired central heating. To the rear there is a lovely enclosed good-sized rear garden.



SHERRIL CLOSE, STADDISCOMBE, PL9 9DB

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH

Double-glazed windows to both side elevations. Part-glazed wooden inner door leading into the lounge.

LOUNGE 19'7" x 10'11" (5.98 x 3.34)

2 double-glazed windows to the front elevation. Stairs rising to the first floor accommodation. Laminate floor.

KITCHEN/DINING ROOM 19'7" x 10'2" incl kitchen units (5.97 x 3.10 incl kitchen units)

Contemporary-style modern fitted kitchen with matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Free-standing multi-fuel range cooker. Space and plumbing for washing machine. Integrated slimline dishwasher. Integrated fridge-freezer. Laminate floor. Double-glazed window to the rear. Within the dining area, full-length double-glazed window and double-glazed door providing a pleasant outlook and access onto the rear garden. Please note that the free-standing multi-fuel range cooker will be included within the sale price of the property.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 10'9" x 8'11" to the wardrobe face (3.28 x 2.73 to the wardrobe face)

Double-glazed window to the rear elevation with a lovely open outlook over local rooftops. Mirror-fronted recessed wardrobes providing useful storage and hanging space.

BEDROOM TWO 10'0" x 7'1" excl door recess (3.05 x 2.17 excl door recess)

Double-glazed window to the front elevation.

BEDROOM THREE 7'1" x 12'5" (2.17 x 3.81)

Double-glazed window to the front elevation.

BATHROOM 8'6" x 5'7" (2.60 x 1.71)

White modern suite comprising a bath with mixer tap, tiled area surround and shower unit with spray attachment over, pedestal wash basin and a low level toilet. 2 obscured double-glazed windows to the rear elevation.

OUTSIDE

At the front of the property there is a gravelled enclosed area with steps leading down to a paved area adjacent to the front of the property. A path leads down the side of the property through to the rear. The rear garden is a fabulous feature to this property with a good-sized level lawned central area, a paved area adjacent to the rear of the property and a further good-sized paved area at the end of the garden with a raised flower bed. The garden is enclosed by timber-fencing providing a good degree of seclusion and privacy.

COUNCIL TAX

Plymouth City Council
Council tax band B

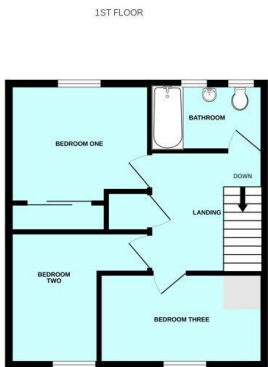
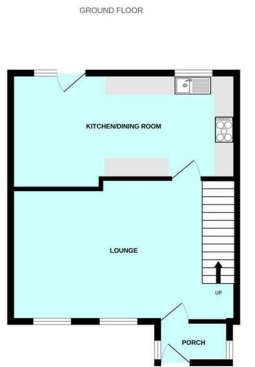
SERVICES

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

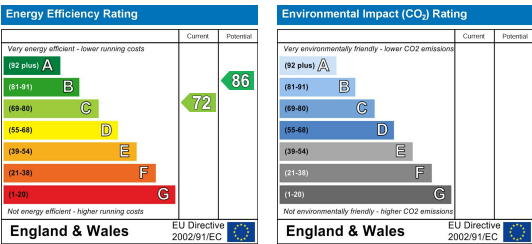
Area Map



Floor Plans



Energy Efficiency Graph



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