



## 46 Saddlers Way

Tamerton Foliot, Plymouth, PL5 4EH

**£489,950**



Superbly-presented executive-style detached family house with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, open-plan kitchen/breakfast/family room with a separate utility, separate formal dining room, lounge, first floor landing, 4 double bedrooms, family bathroom & 2 ensuite shower rooms. The property enjoys landscaped gardens, garage, driveway, countryside views, double-glazing & central heating.



SADDLERS WAY, TAMERTON FOLIOT, PL5 4EH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 15'3 x 7'6 (4.65m x 2.29m)

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

LOUNGE 21'8 x 12' (6.60m x 3.66m)

A dual aspect room with a window to the front elevation and French doors to the rear with views over the garden and the countryside beyond. Chimney breast with wood burning stove set onto a honed black granite hearth.

DINING ROOM 11'4 x 10'9 (3.45m x 3.28m)

Dual aspect with windows with fitted blinds.

KITCHEN/BREAKFAST/FAMILY ROOM 22'6 x 14'6 (6.86m x 4.42m)

A superb open-plan room with ample space for seating. Range of kitchen cabinets with matching silestone quartz work surfaces and splash-backs. Island with a breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate inset induction hob with a cooker hood above. Built-in appliances including a fridge, freezer and dishwasher. Under-stairs storage cupboard. Inset ceiling spotlights. Dual aspect with windows with fitted blinds and French doors overlooking and opening onto the garden.

UTILITY ROOM 7'8 x 5'9 (2.34m x 1.75m)

Matching cabinets and work surfaces. Inset stainless-steel sink unit. Integral washing machine/tumble dryer. Wall-mounted cupboard housing the gas boiler.

DOWNSTAIRS CLOAKROOM/WC

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

FIRST FLOOR LANDING 13'7 x 9' incl stairs (4.14m x 2.74m incl stairs)

Providing a spacious approach to the first floor accommodation. Loft hatch. Cupboard housing the hot water cylinder.

BEDROOM ONE 14'6 x 13'3 (4.42m x 4.04m)

Dual aspect with lovely countryside views. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'11 x 6'6 into shower (2.72m x 1.98m into shower)

Comprising a double-sized tiled shower enclosure with glass doors, wc and pedestal basin. Wall-mounted mirror. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window.

BEDROOM TWO 11'9 into alcove x 10'6 (3.58m into alcove x 3.20m)

Full-height window. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'4 x 5'10 (2.24m x 1.78m)

Comprising an enclosed tiled shower with bi-folding glass doors, wc and basin. Wall-mounted mirror. Chrome towel rail/radiator. Partly-tiled walls. Obscured window.

BEDROOM THREE 11'4 x 12'7 into alcove (3.45m x 3.84m into alcove)

Dual aspect.

BEDROOM FOUR 11'11 x 10'6 (3.63m x 3.20m)

Dual aspect with lovely views from the rear elevation towards countryside and woodland.

FAMILY BATHROOM 10'5 x 6' (3.18m x 1.83m)

Comprising a bath, enclosed tiled double shower with bi-folding glass screen, wc and pedestal basin. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window.

GARAGE 19'8 x 10'9 (5.99m x 3.28m)

Up-&-over door. Side access door. Pitched roof providing storage. Power and lighting.

OUTSIDE

Preceding the garage is a side-by-side 2 car driveway with an electric car charging point. There are landscaped gardens with areas laid to paving, chippings and lawn together with shrub and flower beds. There is an area laid to lit decking with a pergola over and lovely views.

COUNCIL TAX

Plymouth City Council  
Council tax band E

SERVICES

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

AGENT'S NOTE

There is annual service charge of approximately £332.97 to cover maintenance of the communal areas.

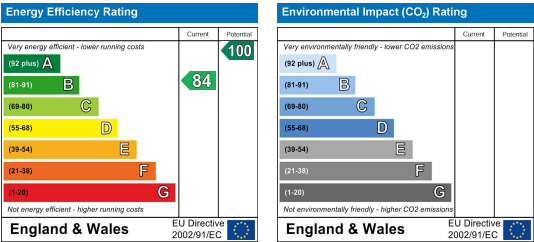
Area Map



Floor Plans



Energy Efficiency Graph



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