



16 Libra Avenue

Sherford, Plymouth, PL9 8FJ

Offers In Excess Of £500,000



Spend time in viewing this impressive-sized detached 3-storey residence. It is being sold with no onward chain & has spacious accommodation comprising an entrance hall, lounge, modern fitted kitchen/dining room, wc/utility room, 6 bedrooms, 2 ensuite shower rooms & 2 family bathrooms. Enclosed lawned rear garden. Detached double garage. Double-glazing & central heating.



LIBRA AVENUE, SHERFORD, PL9 8FJ

ACCOMMODATION

Access to the property is gained via the solid entrance door leading into the entrance hall.

ENTRANCE HALL 15'2" x 6'5" (4.63 x 1.97)

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation.

LOUNGE 20'10" x 11'8" (6.37 x 3.56)

A dual aspect room with double-glazed windows to the front and rear elevations. Double doors leading out onto the rear garden. Electric fireplace.

KITCHEN/DINING ROOM 20'10" x 10'11" (6.36 x 3.33)

A dual aspect room with double-glazed windows to both the front and rear elevations. Within the kitchen area there is a series of contemporary-style matching eye-level and base units with work surfaces. Inset stainless steel one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring gas hob. Built-in double oven. Integrated dishwasher. Tiled floor. Part-glazed door leading to the rear garden.

UTILITY/WC 6'5" x 5'4" (1.97 x 1.63)

Fitted with a boxed-in low level wc and a sink unit. Work surface with space for a washing machine. Space for a tumble-dryer. Wall-mounted gas boiler. Tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the second floor.

BEDROOM TWO 13'1" x 11'0" (4.01 x 3.36)

Double-glazed window to the front elevation. Fitted wardrobe. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 4'11" x 4'6" (1.51 x 1.38)

Modern suite comprising a built-in shower unit, low level toilet and sink unit. Tiled floor. Double-glazed window to the side elevation.

BEDROOM THREE 11'8" x 9'3" (3.56 x 2.84)

Double-glazed window to the front elevation.

BEDROOM FOUR 11'7" x 11'3" (3.54 x 3.44)

A dual aspect room with double-glazed windows to the side and rear elevations.

FAMILY BATHROOM 7'5" x 6'3" (2.28 x 1.91)

Contemporary suite comprising a bath with a shower unit over and shower screen, toilet with a boxed-in cistern and sink unit. Obscured double-glazed window to the rear elevation.

SECOND FLOOR LANDING

Providing access to the second floor accommodation.

BEDROOM ONE 13'1" x 11'6" (4.0 x 3.52)

Double-glazed window to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'0" x 4'8" (1.53 x 1.43)

Comprising a shower unit with spray attachment, sink unit and a low level toilet with a boxed-in cistern. Tiled floor. Double-glazed window to the side elevation.

BEDROOM FIVE 11'3" x 11'8" (3.43 x 3.57)

A dual aspect room with double-glazed windows to the side and rear elevations.

BEDROOM SIX 11'10" x 9'4" (3.62 x 2.87)

Double-glazed window to the front elevation.

BATHROOM 7'5" x 6'2" (2.28 x 1.89)

Modern contemporary suite comprising a bath with shower unit, spray attachment and shower screen, toilet with a boxed-in cistern and sink unit. Double-glazed window to the rear elevation.

GARAGE ONE 9'9" x 19'8" (2.98 x 6.00)

Up-&-over door to the front elevation.

GARAGE TWO 9'8" x 19'8" (2.97 x 6.0)

Up-&-over door to the front elevation.

OUTSIDE

To the rear of the property there is a fenced enclosed garden with a paved area adjacent to the rear of the property leading to a lawned section. A path leads down to the rear gates. From the rear, across the parking area is the detached double garage with parking in front.

COUNCIL TAX

Plymouth City Council
Council tax band F

SERVICES

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

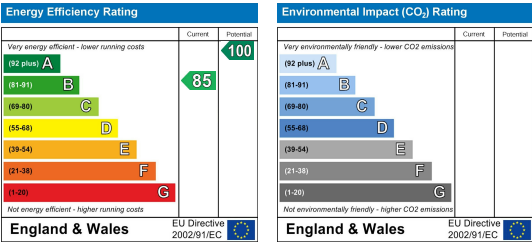
Area Map



Floor Plans



Energy Efficiency Graph



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