



## 106 Aberdeen Avenue

Manadon, Plymouth, PL5 3UG

**£475,000**



Superbly-presented modern detached family home in a highly regarded area with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, dual aspect lounge & an open-plan kitchen/dining room on the ground floor. On the first floor a landing provides access to 4 bedrooms & family bathroom. The master bedroom benefits from a dressing room & ensuite shower room. Externally there are gardens to the front & rear together with a double-width driveway & double garage. Double-glazing & central heating.





ABERDEEN AVENUE, MANADON, PL5 3UG

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12' x 7'9 (3.66m x 2.36m)

Window with fitted blind to the side elevation. Staircase ascending to the first floor.

LOUNGE 19'11 x 12' (6.07m x 3.66m)

Fireplace with a 'Living Flame' style gas fire. Sliding double-glazed doors to the rear elevation overlooking the garden. Window with a fitted blind to the front elevation.

OPEN-PLAN KITCHEN/DINING ROOM 19'10 x 19'7 max dimensions (6.05m x 5.97m max dimensions)

A dual aspect 'L-shaped' room with windows to the front and rear elevations. Fitted blind to the front elevation. Ample space for dining table and chairs. Range of matching base and wall-mounted cabinets with work surfaces. Stainless-steel single drainer sink unit. Integral appliances including fridge, freezer and dishwasher. Rangemaster range style cooker with 2 ovens and 6 gas burners with a mirrored splash-back and cooker hood above. Space for washing machine and tumble dryer. Doorway to the rear leading to the garden.

DOWNSTAIRS CLOAKROOM/WC 4'5 x 3'7 (1.35m x 1.09m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Obscured window with a fitted blind to the front elevation.

FIRST FLOOR LANDING 107 x 7'10 incl stairs (32.61m x 2.39m incl stairs)

Providing access to the first floor accommodation. Loft hatch. Airing cupboard with a slatted shelf housing the Megaflo hot water cylinder.

BEDROOM ONE 11'6 x 11'1 (3.51m x 3.38m)

Window with a fitted blind to the front elevation. Archway leading into the dressing room.

DRESSING ROOM 7'9 into alcove & wardrobe rear x 8'7 (2.36m into alcove & wardrobe rear x 2.62m )

Range of built-in wardrobes. Obscured window with a fitted blind to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'2 x 5'6 (2.18m x 1.68m)

Comprising an enclosed shower, basin with cupboard beneath and wc. Chrome towel rail/radiator. Obscured window to the rear elevation.

BEDROOM TWO 12'3 x 11'1 (3.73m x 3.38m)

Window with fitted blind to the front elevation.

BEDROOM THREE 10'10 x 8'7 (3.30m x 2.62m)

Window to the rear elevation.

BEDROOM FOUR 8'7 x 7'3 (2.62m x 2.21m)

Window with a fitted blind to the front elevation.

FAMILY BATHROOM 8'1 x 5'6 (2.46m x 1.68m)

Comprising a bath with a mixer tap shower over, basin with a cupboard beneath and wc. Wall-mounted mirror with light. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

DOUBLE GARAGE 18' x 17'11 (5.49m x 5.46m)

2 up-&-over doors to the front elevation. Power and lighting. Pitched roof with some boarding. Side access door.

OUTSIDE

A generous double-width driveway provides ample off-road parking and access to the double garage. The front garden is laid to lawn, shrub and flower beds. A canopy with an outside light protects the main front entrance. The rear garden is laid to lawn with bordering shrub and flower beds. There is a patio area adjacent to the house and garage. A side access gate from the garden opens onto the driveway. There is a further patio to the rear of the garden and space behind the garage. There is an outside tap and an outside light.

COUNCIL TAX

Plymouth City Council  
Council tax band E

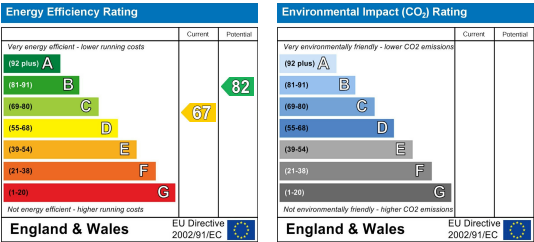
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.