



9 Thornyville Close

Oreston, Plymouth, PL9 7LE

£320,000



Superbly-situated semi-detached house in a quiet tucked-away position in this very popular cul-de-sac in Oreston. The accommodation briefly comprises an entrance hall, bay-fronted lounge with wood burner, open-plan kitchen/dining room, 3 bedrooms & bathroom. Other features include utilised loft space, driveway, garage & summer house. Superb rear garden. Double-glazing & central heating.



THORNYVILLE CLOSE, ORESTON, PL9 7LE

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'9 x 6'9 (3.58m x 2.06m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

KITCHEN/DINING ROOM 19'7 x 9'10 (5.97m x 3.00m)

An open-plan room running the full-width of the property with ample space for dining table and chairs. Range of kitchen cabinets with matching fascias and work surfaces. Inset one-&-a-half bowl single drainer sink unit. Space for washing machine and tumble dryer. Space for free-standing fridge-freezer. Breakfast bar. Window with a fitted blind to the side elevation. French doors to the rear overlooking and opening onto the garden. Open plan access through into the lounge.

LOUNGE 13'4 into bay x 12'5 (4.06m into bay x 3.78m)

Bay window with a fitted blind to the front elevation. Chimney breast featuring a wood burner stove set onto a slate hearth and with a timber surround.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window with a fitted blind to the side elevation. Fold-down wooden loft ladder providing access to the utilised loft room.

UTILISED LOFT ROOM 18'2 x 9'7 (5.54m x 2.92m)

Window to the side elevation. Velux-style window to the rear elevation with lovely views. Eaves storage.

BEDROOM ONE 12'9 at widest point & to wardrobe rear x 11'9 (3.89m at widest point & to wardrobe rear x 3.58m)

Window with a fitted blind to the front elevation. Built-in wardrobes with sliding doors.

BEDROOM TWO 12'7 to wardrobe rear x 9'10 (3.84m to wardrobe rear x 3.00m)

Range of built-in wardrobes and cupboards. Window to the rear elevation overlooking the garden.

BEDROOM THREE 8'9 x 6'7 (2.67m x 2.01m)

Window with fitted blind to the front elevation. Built-in wardrobe and cupboard.

BATHROOM 6'6 x 5'6 (1.98m x 1.68m)

Comprising a bath with a shower system over and a glass shower screen, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured window with a fitted blind to the rear elevation.

GARAGE 15' x 8'3 (4.57m x 2.51m)

Up-&-over door to the front elevation. Window to the side elevation. Power and lighting.

SUMMER HOUSE 7'1 x 6'10 (2.16m x 2.08m)

Partly-glazed double doors. Window to the side elevation. Power.

OUTSIDE

To the front of the property is a brick-paved parking area and a driveway, which runs alongside the house accessing the garage. Also to the front there is a raised flower border and to the side there is an outside tap. A gateway opens into the rear garden. Outside wc. The rear garden comprises of areas laid to lawn and patio together with mature planting, pergola, wood store and timber shed.

COUNCIL TAX

Plymouth City Council

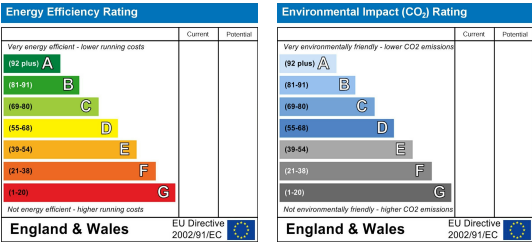
Council tax band C

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 firms employment has the authority to make or give any representation or warranty in respect of the property.