



30 Aquarius Drive

Sherford, Plymouth, PL9 8FH

£379,950



Spend time in viewing this lovely 3-storey terraced family property. The accommodation is laid out over 3 levels with 2 bedrooms on the top level, both with ensuite shower rooms and 2 further bedrooms, family bathroom along with a first floor lounge on the middle level. On the ground floor level is the fabulous fitted kitchen, downstairs cloakroom/wc & dining room. To the rear of the property there is an enclosed garden & access out to the garage & parking space. Double-glazing & central heating.



AQUARIUS DRIVE, SHERFORD, PL9 8FH

ACCOMMODATION

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

ENTRANCE HALL 14'9" x 6'0" (4.52 x 1.84)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage cupboard with power. Porcelain-tiled floor extending through the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'9" x 4'7" (2.06 x 1.41)

Fitted with a low level toilet with a boxed-in cistern and pedestal wash basin.

KITCHEN 10'11" x 10'8" (3.33 x 3.27)

Lovely white high gloss fitted kitchen with a range of matching eye-level and base units with rolled-edge work surfaces and matching up-stands. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in appliances including integrated fridge and freezer. Built-in dishwasher. Integrated double oven, with the top oven combining with a microwave, and a warming drawer beneath. Electric induction hob with an extractor hood above. Built-in breakfast bar. Double-glazed sash-style windows to the front elevation.

DINING ROOM 17'3" x 11'1" (5.28 x 3.39)

A dual aspect room with double-glazed windows to the side and rear elevations. Double-glazed double doors leading out to the rear garden. Continuation of the tiled flooring. Built-in storage cupboard housing the pressurised hot water cylinder.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the second floor. Built-in storage cupboard with power.

BEDROOM FOUR 8'10" x 9'3" (2.70 x 2.84)

Double-glazed window to the rear elevation.

BEDROOM THREE 9'4" x 8'2" (2.85 x 2.51)

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

FAMILY BATHROOM 6'10" x 6'3" (2.09 x 1.92)

White modern suite comprising a bath with a central mixer tap, tiled area surround, shower unit with spray attachment and shower screen, sink unit with mixer tap and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Built-in extractor.

LOUNGE 17'8" x 11'0" (5.40 x 3.36)

2 full-length double-glazed sash-style windows to the front elevation providing a lovely open outlook across towards the play area. Gas pipe ready for a gas fire, if required.

SECOND FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Built-in cupboard housing the gas boiler.

BEDROOM ONE 15'1" to wardrobe face x 10'3" (4.60 to wardrobe face x 3.13)

2 double-glazed sash-style windows to the front elevation providing a lovely elevated position and view with an outlook over to the play area incorporating a skate park, playground, tennis courts and basket ball courts. Mirror-fronted fitted wardrobe along one wall with storage and hanging space. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'0" x 6'9" (1.53 x 2.06)

Comprising a shower with a sliding shower screen door, tiled area surround and shower unit with spray attachment, sink unit with mixer tap and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator.

BEDROOM TWO 17'5" x 9'6" (5.31 x 2.92)

A dual aspect room with 2 double-glazed windows to the rear and a further window to the side elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 5'10" x 4'11" (1.78 x 1.52)

Comprising a shower with a sliding shower screen door, tiled area surround and shower unit with spray attachment, sink unit and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Built-in extractor.

GARAGE 19'5" x 9'8" (5.93 x 2.95)

Accessed from the rear gate. A path leads to the parking area in front of the garage. The garage is the second garage on the right. Up-&-over door to the front elevation. Power and lighting.

OUTSIDE

To the rear there is a fenced-enclosed garden with a paved area adjacent to the rear of the property together with gravelled and lawned sections and a raised decked area. There is outside lighting on the decking, 2 outside power points and a pathway leads to the rear gate.

AGENT'S NOTE

There is a management fee of approximately £265 per year to cover the maintenance of the communal areas.

SERVICES

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

COUNCIL TAX

Plymouth City Council
Council tax band E

Area Map

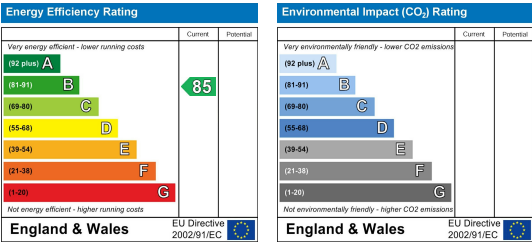


Floor Plans



Made with Miroplan C2025

Energy Efficiency Graph



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