



45 Jenkins Close

Staddiscombe, Plymouth, PL9 9TT

£250,000



A most wonderful semi-detached property, located in a cul-de-sac, which must be viewed to be appreciated. The accommodation briefly comprises an entrance porch, lounge leading through to a modern fitted kitchen, which opens out into the stunning vaulted dining/conservatory area overlooking and leading out onto the attractive rear garden on the ground floor, whilst on the first floor are the 2 bedrooms and a bathroom. Ample off-road parking & a lawned garden to the front. Useful storage shed to the side of the property. The property benefits from double-glazing & gas-fired central heating.



JENKINS CLOSE, STADDISCOMBE, PL9 9TT

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 4'7" x 3'2" (1.42 x 0.98)

Part-glazed door leading into the lounge. Laminate floor.

LOUNGE 15'10" x 11'10" (4.83 x 3.63)

Double-glazed window to the front elevation. Laminate floor. Turning staircase rising to the first floor accommodation. Under-stairs storage cupboard. Door leading into the kitchen area.

KITCHEN 11'10" x 8'9" incl kitchen units (3.61 x 2.68 incl kitchen units)

Series of white high gloss matching eye-level and base units with beech-effect rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath. Space and plumbing for washing machine. Space and plumbing for a slimline dishwasher. Suitable space for a fridge-freezer. Laminate floor. Inset ceiling spotlights. Opening leading into the conservatory.

CONSERVATORY/DINING AREA 15'1" x 11'5" x 7'4" x 5'5" l-shaped (4.61 x 3.48 x 2.25 x 1.67 l-shaped)

An 'L-shaped' room with a vaulted polycarbonate roof. Double-glazed windows and doors to the side, front and rear elevations. Laminate floor. The room is divided into 2 areas, the first being the dining area leading from the kitchen, and the second providing a lovely sitting environment with a fabulous outlook onto the rear garden. Double doors lead out onto the rear deck. Door to the front leading to the side area of the property.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'10" x 8'10" (3.63 x 2.71)

Double-glazed window to the front elevation. Built-in wardrobe.

BEDROOM TWO 11'10" x 7'5" (3.63 x 2.27)

Double-glazed window to the front elevation. Built-in wardrobe.

BATHROOM 8'2" x 4'6" (2.49 x 1.39)

White suite comprising a panel Jacuzzi-style bath with mixer tap and shower unit with spray attachment and folding shower screen door, sink unit with vanity cupboard beneath and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Built-in storage cupboard. Obscured double-glazed window to the side elevation.

OUTSIDE

At the front of the property is a tarmac drive providing off-road parking for a number of vehicles and leads down to the front and side of the property. Adjacent to the drive is a lawned area of garden. To the rear there is a lovely feature garden enclosed by timber fencing. The garden is level and has raised mature borders. A decked and gravel area leads to a further patio area, which in turn leads onto 2 further lawned sections.

COUNCIL TAX

Plymouth City Council
Council tax band B

SERVICES

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

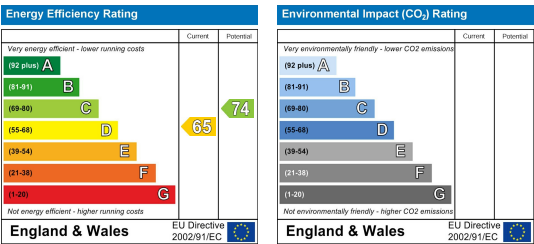
Area Map



Floor Plans



Energy Efficiency Graph



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