



## 18 Orion Drive

Sherford, Plymouth, PL9 8XA

**Price Guide £299,950**



Superbly-presented modern semi-detached house situated in a lovely position and occupying a level plot with gardens to the front & rear together with a garage & parking. The accommodation briefly comprises an entrance hall, lounge, inner hall with downstairs cloakroom/wc and an open-plan full-width kitchen/dining room. On the first floor there are 3 bedrooms, family bathroom & master ensuite shower room to bedroom one. Double-glazing & central heating.



ORION DRIVE, SHERFORD, PL9 8XA

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 5'9 x 3'11 (1.75m x 1.19m)

Staircase ascending to the first floor. Doorway opening into the lounge.

LOUNGE 13'8 x 11'11 (4.17m x 3.63m)

2 double-glazed sash windows with fitted blinds to the front elevation. Fitted flooring. Doorway opening to the inner hall.

INNER HALL 7'5 x 4'9 (2.26m x 1.45m)

Under-stairs storage cupboard housing the electric meter and consumer unit. Fitted flooring.

OPEN-PLAN KITCHEN/DINING ROOM 16'11 x 9'9 (5.16m x 2.97m)

An open-plan room running the full-width of the property. Ample space for dining table and chairs. Range of matching cabinets with matching fascias and work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. Separate stainless-steel 4-ring gas hob with a stainless-steel splash-back and cooker hood above. Space for American-style fridge-freezer. Space for washing machine and dishwasher. Fitted flooring. French doors to the rear elevation. Window with fitted blind.

DOWNSTAIRS CLOAKROOM/WC 5'10 x 4'9 (1.78m x 1.45m)

Fitted with a wc and a wash hand basin with a tiled splash-back. Fitted flooring.

FIRST FLOOR LANDING 6'8 x 4'9 (2.03m x 1.45m)

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'8 into alcove x 10'9 (4.17m into alcove x 3.28m)

Situated to the front with 2 double-glazed sash windows with fitted blinds. Alcove. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8 x 5'1 (2.03m x 1.55m)

Comprising an enclosed tiled shower with a sliding glass screen, basin with a matching tiled splash-back and wc. Fitted flooring. Obscured window to the front elevation.

BEDROOM TWO 9'8 x 8'11 (2.95m x 2.72m)

Window to the rear elevation with views over the garden.

BEDROOM THREE 11'3 x 7' (3.43m x 2.13m)

Window to the rear elevation with views over the garden. Built-in cupboard with hanging rail and shelving.

BATHROOM 7' x 5'7 (2.13m x 1.70m)

Comprising a bath with a tiled surround and a mixer tap shower system and a glass screen, wc and basin. Mirrored bathroom cabinet. Fitted flooring.

GARAGE 19'5 x 9'8 (5.92m x 2.95m)

Up-&-over door. Constructed beneath a pitched roof. Parking in front of the garage.

OUTSIDE

To the front the garden is laid to chippings with a paved pathway leading to the main front door. The rear garden is laid to lawn with some paving plus a shrub bed laid to slate chippings and flower beds. A rear gateway opens into the parking area accessing the garage. Outside tap.

COUNCIL TAX

South Hams District Council  
Council tax band C

SERVICES

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

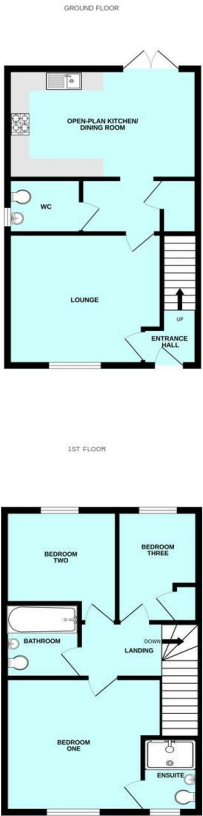
AGENT'S NOTE

There is an annual management charge of £127.54.

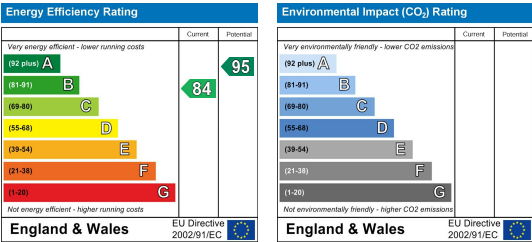
Area Map



Floor Plans



Energy Efficiency Graph



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