



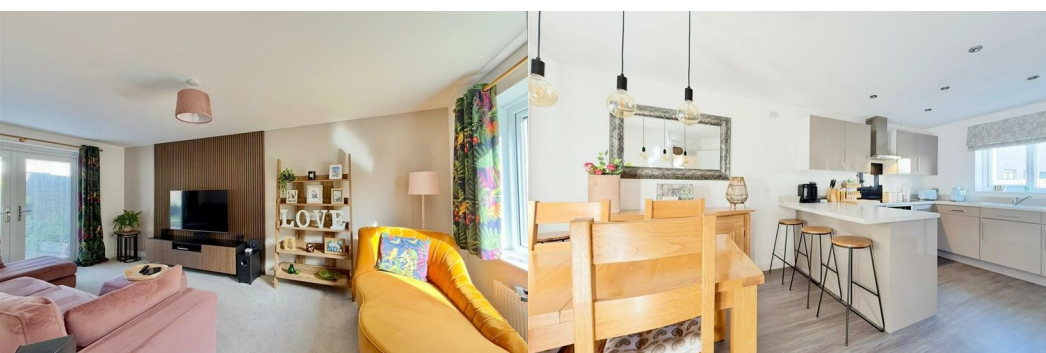
32 Charlbury Drive

Saltram Meadow, Plymouth, PL9 7GD

£350,000



Superbly-presented detached house in a quiet tucked-away position within this popular development. The accommodation briefly comprises an entrance hall, dual aspect lounge, open-plan dual aspect kitchen/dining room with a separate utility & downstairs wc. On the first floor there are 3 bedrooms, including an exceptional master bedroom with an ensuite shower room & a family bathroom. To the rear there is a south-west facing garden. Drive & garage. Double-glazing & central heating.



CHARLBURY DRIVE, SALTRAM MEADOW, PL9 7GD

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6'5 x 6'5 (1.96m x 1.96m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 18'5 x 9'10 (5.61m x 3.00m)

Window to the front elevation with woodland views. French doors with fitted blinds to the rear overlooking the garden and leading to outside.

KITCHEN/DINING ROOM 18'5 x 9'1 (5.61m x 2.77m)

An open-plan dual aspect room with windows to the front and rear. Ample space for dining table and chairs. Range of fitted kitchen cabinets with matching fascias, work surfaces and splash-backs, including a breakfast bar. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and a separate hob with a glass splash-back and cooker hood above. Space for free-standing fridge-freezer. Built-in dishwasher. Doorway opening into the utility room.

UTILITY ROOM 6'6 x 5'1 (1.98m x 1.55m)

Matching work surface and cabinet. Space for washing machine and tumble dryer. Wall-mounted gas boiler. Partly-glazed door leading to the rear garden. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level flush wc and square contemporary basin with a cupboard beneath.

FIRST FLOOR LANDING 11'11 x 6'10 (3.63m x 2.08m)

Providing access to the first floor accommodation. Loft hatch. Over-stairs cupboard with shelving. Window to the rear elevation.

BEDROOM ONE 18'6 x 10' (5.64m x 3.05m)

A superb master bedroom which is dual aspect with windows to the front and rear elevations. Partly-panelled walls. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'1 x 3'10 (2.16m x 1.17m)

Comprising a double-sized tiled shower enclosure with a fitted shower system, basin and wc. Partly-tiled walls. Obscured window to the front elevation.

BEDROOM TWO 10'9 x 9'2 (3.28m x 2.79m)

Window to the front elevation.

BEDROOM THREE 9'1 x 7'5 (2.77m x 2.26m)

Currently used as dressing room. Window to the rear elevation.

FAMILY BATHROOM 6'9 x 6'2 (2.06m x 1.88m)

Comprising a bath with a tiled area surround, shower system over and a glass screen, basin and wc. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the front elevation.

GARAGE 19'5 x 9'9 (5.92m x 2.97m)

Up-&-over door to the front elevation. Power and lighting. Pitched roof providing some over-head storage.

OUTSIDE

A driveway precedes the garage providing access and off-road parking. The front garden is laid to lawn with bordering shrubs. A paved pathway leads to the main front entrance. The rear garden has been landscaped and has areas laid to lawn, composite decking and patio. Outside lighting. Outside tap.

COUNCIL TAX

Plymouth City Council
Council tax band D

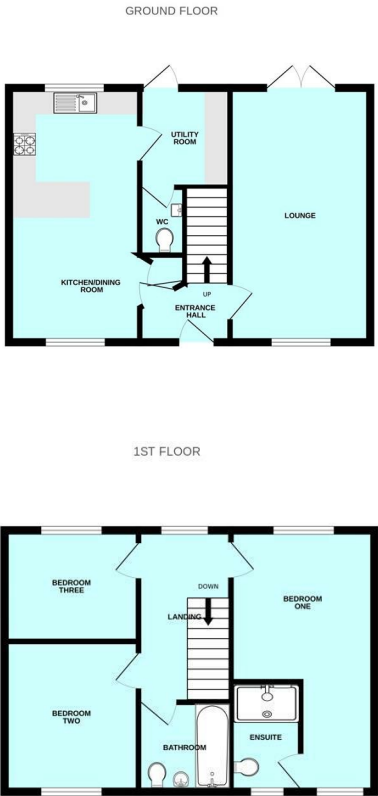
SERVICES

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

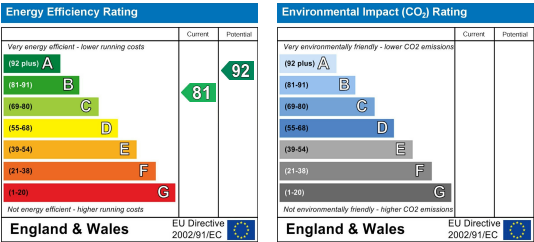
Area Map



Floor Plans



Energy Efficiency Graph



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