



19 Aquila Drive

Sherford, Plymouth, PL9 8GW

£375,000



Superbly-presented 3-storey semi-detached house with spacious accommodation. Briefly, the accommodation comprises an entrance hall with downstairs cloakroom/wc, open-plan kitchen/dining/family room with feature high ceilings, separate utility, first floor lounge, 4 bedrooms, family bathroom, family shower room & ensuite shower room to bedroom one. Landscaped gardens. Garage & parking. Double-glazing & central heating.



AQUILA DRIVE, SHERFORD, PL9 8GW

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL. 8'8 x 6'10 (2.64m x 2.08m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Cupboard housing the electric meter and consumer unit.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 27' x 15'6 (8.23m x 4.72m)

A superb feature ground floor room running from front to rear with feature high ceilings. 2 windows to the front elevation and French doors to the rear. Ample space for seating and dining. Kitchen cabinets with matching fascias and work surfaces. Breakfast bar. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Stainless-steel 4-burner gas hob with a stainless-steel splash-back and cooker hood. Integral fridge and freezer. Integral dishwasher.

UTILITY ROOM 6'10 x 5'11 (2.08m x 1.80m)

Matching base and wall-mounted cabinets and work surface. Space for 2 appliances. Shelving. Wall-mounted gas boiler concealed by a matching cabinet. Feature high ceiling. Obscured glazed door leading to outside.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and a pedestal basin.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase continuing to the top floor.

LOUNGE 15'6 x 13'8 (4.72m x 4.17m)

A spacious first floor sitting room with 2 windows to the front elevation. Under-stairs storage cupboard.

BEDROOM ONE 15'5 x 9'2 (4.70m x 2.79m)

2 windows to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'2 x 5'10 (1.88m x 1.78m)

Comprising a shower, wall-mounted basin and wc with a concealed cistern and a push-button flush. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the rear elevation.

FAMILY BATHROOM 6'10 x 5'9 (2.08m x 1.75m)

Comprising a bath with a tiled area surround, shower system over and a glass shower screen, wall-mounted basin and wc with a concealed cistern and a push-button flush. Wall-mounted towel rail/radiator. Partly-tiled walls. Window to the front elevation.

TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Cupboard housing the hot water cylinder.

BEDROOM TWO 15'6 x 9'2 (4.72m x 2.79m)

2 windows to the rear elevation.

BEDROOM THREE 10'10 x 7'11 (3.30m x 2.41m)

Window to the front elevation.

BEDROOM FOUR 7'8 x 7'3 (2.34m x 2.21m)

Window to the front elevation.

FAMILY SHOWER ROOM 8'5 x 3'9 (2.57m x 1.14m)

Comprising a large walk-in shower with bi-folding glass door, wall-mounted basin and wc with a concealed cistern and a push-button flush. Wall-mounted chrome towel rail/radiator. Fully-tiled walls.

GARAGE 20' x 10'2 (6.10m x 3.10m)

Up-&-over door to the front elevation.

OUTSIDE

To the front, the property is set back from the road with a small garden laid to chippings and shrubs. The rear garden has been landscaped with areas laid to paving, composite decking and artificial grass. A rear gate leads to a pathway providing access to the garage and parking. Outside power. Outside tap.

COUNCIL TAX

South Hams District Council
Council tax band E

SERVICES

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

Area Map

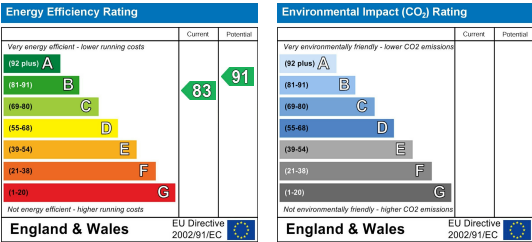


Floor Plans



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Energy Efficiency Graph



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