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**£190,000 FREEHOLD**

**A deceptively spacious two double bedroom house with allocated parking, situated in a quiet cul-de-sac, good sized lounge/diner, family bathroom and conservatory.**

**BRADFIELD CLOSE, MAINSTONE, PLYMOUTH**

**EPC – C**



## **PROPERTY DETAILS**

**A generously proportioned two double bedroom mid-terraced house with allocated parking, located in a peaceful cul-de-sac in the North of the City. Within easy access to Derriford Hospital, schools, Plymbridge Woods, the A38 and a good range of local amenities. The current owner has made some fantastic upgrades to the property over the past five years, featuring brand new double glazing, a modern boiler, updated wiring, and a beautiful UPVC conservatory.**

**The ground floor level comprises of an entrance vestibule, entrance hall, two double bedrooms, and a family bathroom. On the lower ground floor level you are greeted with a good sized lounge/dining room opening to a fitted kitchen and a UPVC conservatory, overlooking the enclosed and decked rear garden.**

**The rear of the property enjoys excellent views across Woodland and Dartmoor National Park.**

### **COUNCIL TAX BAND – B**

Opaque UPVC double glazed door to;

#### **ENTRANCE VESTIBULE**

Quarry tiled flooring, opaque UPVC double glazed door to;

#### **ENTRANCE HALL**

Access to loft space, built-in storage cupboard housing a wall mounted gas boiler providing hot water and central heating (5 years old), wood laminate effect luxury vinyl flooring, stairs to lower ground floor, doors lead off the entrance hall providing access to all bedrooms and bathroom.

#### **BEDROOM ONE**

**10'8 x 9'5 (3.3m x 2.9m)**

Panelled radiator, UPVC double glazed window to rear elevation enjoying an open aspect towards Plymbridge Woods and Dartmoor.

#### **BEDROOM TWO**

**13'4 x 8'8 (4.1m x 2.7m)**

Panelled radiator, UPVC double glazed window to front elevation, fitted full length wardrobe unit.

#### **BATHROOM**

**6'2 x 5'9 (1.9m x 1.8m)**

White suite comprising panelled bath with mixer shower over and glazed shower screen, low level WC, heated towel rail, fully tiled walls, opaque UPVC double glazed window to rear elevation, wood laminate flooring.

### **LOWER GROUND FLOOR**

#### **DINING AREA**

**9'8 x 6'5 (3m x 2m)**

Archway to kitchen and fitted breakfast bar dividing the dining area from the living room, with feature arches. Stairs leading to the ground floor level.

#### **LOUNGE**

**12'7 x 10'4 (3.9m x 3.2m)**

Built-in storage cupboard under stairs, panelled radiator, feature inset fire with hearth and dark wood mantle over, UPVC double glazed window to rear elevation, overlooking the conservatory.

## **KITCHEN**

**9'1 x 6'5 (2.8m x 2m)**

Well fitted with a range of fitted base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer sink unit with mixer tap, integrated oven and 4 burner gas hob with extractor canopy over, integrated washing machine, space for an under counter fridge and freezer, UPVC double glazed window to rear elevation, half glazed UPVC door to;

## **CONSERVATORY**

**22'9 x 8'8 (7m x 2.7m)**

UPVC and brick construction, built in 2020. Double glazed windows to side and rear elevations, UPVC double glazed sliding patio doors providing access to the rear garden.

## **OUTSIDE**

To the rear of the property is a good sized enclosed paved and decked garden. Larch lap fencing and balustrading, with steps leading down from the decked area to a sloped lawn. A pedestrian gate providing access onto Bradfield Close. To the front of the property is a small garden with a paved patio area, steps and a handrail leading to the front door. There is an allocated parking space situated within a stone's throw of the property.

## **MAINSTONE**

Mainstone is well placed for all local amenities offering good access to the A38 and is on a regular bus service to the City Centre, which is approximately four miles away. It is conveniently placed for Plymouths Dry Ski and Snowboard Centre, as well as the Marsh Mills Retail Park. Both Sainsbury's and Asda Superstores are found close by. There is nearby access to Plymbridge Woods providing excellent walking and cycling trails towards Bickleigh. Dartmoor National Park is located approximately 4 miles North. Easy access can be made to Derriford Hospital, Nuffield Health The Devonshire Health & Leisure Club and the University of St Marks and St Johns.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### **The Consumer Protection Regulations**

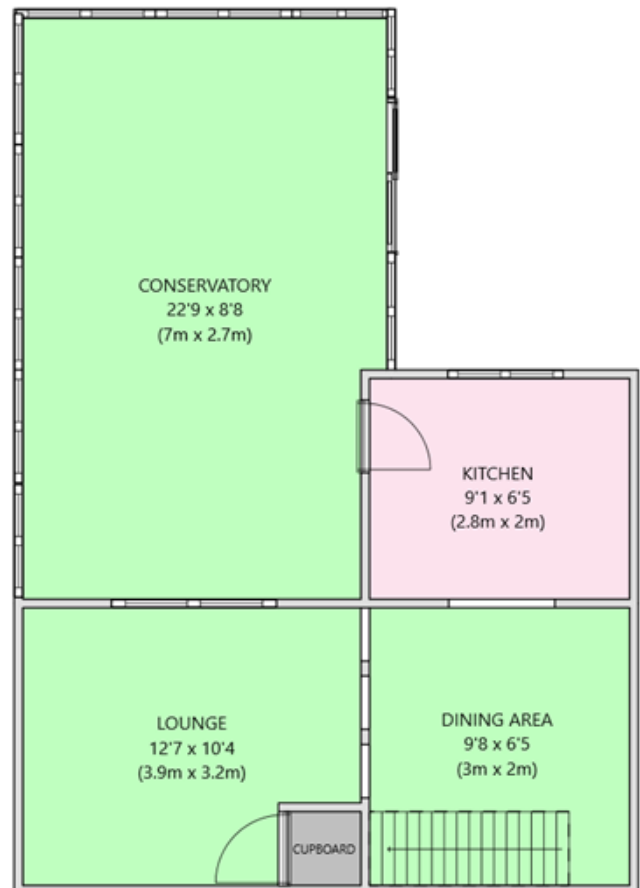
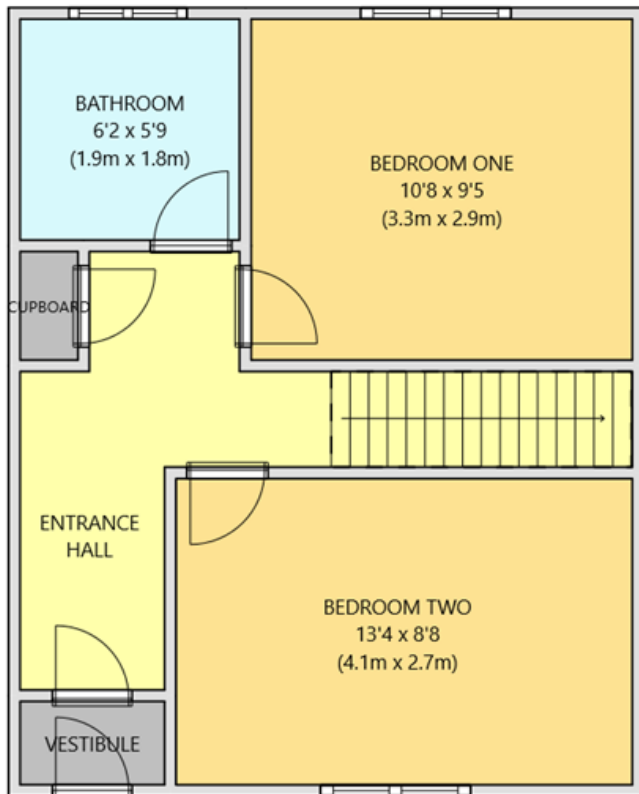
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