Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



# 32 Killerton Lane

## Saltram Meadow, Plymouth, PL9 7GA

**£499,950**

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A beautifully-presented executive-style detached house in a lovely position close to the Plym estuary. The property is being sold with no onward chain and has landscaped gardens plus a double garage and parking. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, superb open-plan full-width kitchen/dining/family room, ground floor study/optional 6th bedroom and a separate utility. On the first floor a landing provides access to 5 bedrooms, family bathroom plus a generous ensuite to bedroom one. Double-glazing & central heating.







KILLERTON LANE, SALTRAM MEADOW, PL9 7GA

## ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 16'1 x 6'5 (4.90m x 1.96m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

### LOUNGE 19'1 into bay x 11'5 (5.82m into bay x 3.48m)

Dual aspect with windows with fitted blinds to the front and side elevations. Feature media wall including a glass-fronted fire and alcove lighting.

### STUDY/GROUND FLOOR BEDROOM 10'1 x 9'4 (3.07m x 2.84m)

Window with a fitted blind to the front elevation.

### DOWNSTAIRS CLOAKROOM/WC 5'9 x 3' (1.75m x 0.91m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Matching tiled floor.

### OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 28'1 x 10'9 (8.56m x 3.28m)

A stunning open-plan room running the full-width of the property providing ample space for dining and seating. 2 sets of French doors opening onto the landscaped garden. Within the kitchen area a further window overlooks the garden. Kitchen cabinets with matching fascias with quartz-style work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl sink unit. Stainless-steel 4-burner gas hob with a stainless-steel splash-back and a cooker hood. 2 ovens situated side-by-side. Integral dishwasher. Space for free-standing American-style fridge-freezer. Inset ceiling spotlights. Doorway leading to the utility room.

### UTILITY ROOM 5'11 x 5'9 (1.80m x 1.75m)

Matching base and wall-mounted cabinets, work surface and tiled splash-back. Space for both washing machine and tumble dryer beneath the work surface. Obscured glazed door leads to outside.

### FIRST FLOOR LANDING 13'2 x 12'2 max dimensions, incl the stairs (4.01m x 3.71m max dimensions, incl the stairs)

Providing access to the first floor accommodation. Loft hatch. Recessed cupboard with shelving.

### BEDROOM ONE 14'5 x 14'2 max dimensions (4.39m x 4.32m max dimensions)

2 windows with fitted blinds to the front elevation.

### ENSUITE BATHROOM 8'5 x 7'4 (2.57m x 2.24m)

Comprising a bath with a tiled area surround, separate tiled shower, pedestal basin and wc with matching tiling behind. Obscured window to the side elevation.

### BEDROOM TWO 13'4 x 9'3 (4.06m x 2.82m)

French doors to the front elevation opening onto a glass Juliette balcony.

### BEDROOM THREE 11'10 x 9'11 (3.61m x 3.02m)

Window to the rear elevation.

### BEDROOM FOUR 10'10 x 8'5 (3.30m x 2.57m)

Window to the rear elevation.

### BEDROOM FIVE 8'5 x 6'6 (2.57m x 1.98m)

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

### FAMILY BATHROOM 8'6 x 7'11 (2.59m x 2.41m)

Comprising a bath with a tiled area surround, separate tiled shower, pedestal basin and wc with matching tiling behind. Chrome towel rail/radiator. Obscured window to the side elevation.

### DOUBLE GARAGE 19'9 x 19'5 (6.02m x 5.92m)

A double garage with a pitched roof. 2 up-&-over doors to the front elevation. Power and lighting.A

## OUTSIDE

A driveway precedes the garage providing access and off-road parking for 2 cars. There are shrubs to the front elevation whilst to the rear, the garden has been landscaped with areas laid to porcelain tiles, artificial grass and decking. There is also a pergola. Behind the garage, there is another area laid to decking and a chipping pathway provides external access between the house and the garage. Around the opposite, there is an area laid to rubber crumb. Outside power points.

## COUNCIL TAX

Plymouth City Council
Council tax band F

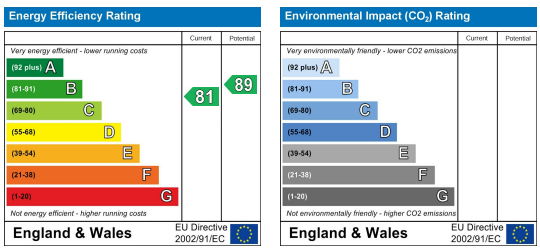
## Area Map




## Floor Plans




## Energy Efficiency Graph




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