Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



4 Cheshire Drive

Tamerton Foliot, Plymouth, PL6 6SQ

Offers Over £450,000

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CHESHIRE DRIVE, TAMERTON FOLIOT, PL6 6SQ

ACCOMMODATION

Entrance via a composite front door with obscured glazed panel & obscured glazed window to one side, which opens into the entrance hall.

ENTRANCE HALL

10'0" x 6'0" (3.06m x 1.83m)

Staircase rising to the first floor landing with an open recess under. Wood effect laminate flooring. The rooms opens further into the hallway, giving access to a large open-plan kitchen/diner. Door to cloakroom. Twin wooden doors with glazed panels opens into the lounge.

CLOAKROOM

6'0" x 2'6" (1.85m x 0.78m)

Close coupled wc with hidden cistern. Wash hand basin inset into a white high gloss vanity storage cupboard below. Part-tiled walls to dado height. Chrome heated towel rail. Extractor fan. Wood effect laminate flooring.

LOUNGE

16'6" x 11'6" plus the bay (5.05m x 3.51m plus the bay)

Feature fireplace with wood mantle & surround, a stone inset & living flame gas fire. uPVC double-glazed bay window to the front. Twin wooden doors with glazed panels open into the open-plan kitchen/diner.

OPEN-PLAN KITCHEN/DINER

18'0" x 13'3" (5.5m x 4.06m)

Lovely light & airy room with attractive matching base & wall mounted units to include a fitted Rangemaster cooker & dishwasher. Quartz bevelled edge worktops with inset sink unit & mixer tap. A fitted microwave. Ceiling spotlights. Ample space for a dining table. Incorporating a quartz breakfast bar area onto one of the worktops. Wall mounted contemporary upright radiator. uPVC double-glazed French doors opening to the rear garden. uPVC double-glazed window to the rear. Wood effect laminate flooring. Curved arch opens into the utility.

UTILITY

8'7" x 7'7" (2.63m x 2.32m)

Matching base & wall mounted units. Position for an American fridge/freezer & a separate washing machine/tumble-dryer. Quartz bevelled edge work tops have inset sink unit with a telescopic mixer tap. Wall mounted Vaillant boiler concealed in unit. Matching up-stands. uPVC double-glazed window to the rear. uPVC double-glazed door opening to the rear garden. Ceiling spotlights. Access hatch to roof void. Wood effect laminate flooring.

FIRST FLOOR LANDING

Doors leading to the bedrooms & bathroom. Access hatch to roof void.

BEDROOM ONE

13'3" x 10'7" (4.05m x 3.23m)

uPVC double-glazed window to the front. Door opens to the en-suite.

EN-SUITE

8'11" x 4'5" (2.72m x 1.36m)

Matching suite of twin shower cubical with dual shower-heads both rainfall & handheld, a close coupled wc with hidden cistern, inset sink unit into high gloss vanity storage cupboards below. Chrome heated towel rail. Tiled floor & walls. Extractor fan. Obscured uPVC double-glazed window to the side.

BEDROOM TWO
11'11" x 8'11" (3.64m x 2.74m)
uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE
8'8" x 6'7" plus the door access (2.65m x 2.02m plus the door access)
uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR
7'4" x 7'1" (2.24m x 2.17m)
Currently being used as a study. uPVC double-glazed window to the front.

BATHROOM
6'5" x 5'5" (1.98m x 1.66m)
Matching suite of panelled bath with bi-folding shower screen & electric shower over. A close coupled wc with hidden cistern & wall mounted wash hand basin with vanity storage cupboards below. Chrome heated towel rail. Tiled walls & floor. Extractor fan. Obscured uPVC double-glazed window to the rear.

OUTSIDE
The property is approached via a driveway allowing off-road parking for 3 vehicles to the fore of the property & a single garage.

SINGLE GARAGE
8'4" x 16'4" (2.56m x 5m)
Up & over door. Light available.

GARDEN
To the rear an enclosed garden. Wooden gate gives access from the front to a paved path which runs around to the rear of the property, which is bordered by slate chippings. Outside power points. Steps lead up to the main section of garden. A large paved patio. Decked seating area. Further steps lead up to the main section of lawn, providing a lovely level space for children to play on. Distant views over Whitleigh Woods.

COUNCIL TAX
Plymouth City Council
Council Tax Band: E

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









Road Map



Hybrid Map



Terrain Map



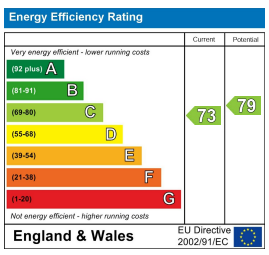
Floor Plan

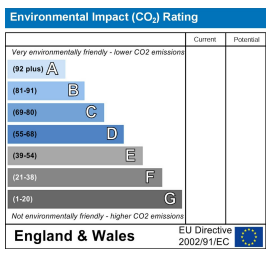


Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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