



**Aries Lane, Sherford Plymouth PL9 8FD**

**welcome to**

**Aries Lane, Sherford Plymouth**

WOW! Fox and sons are pleased to present this exceptional 5 DOUBLE BEDROOM, MODERN, 3 storey, SEMI-DETACHED, townhouse in SHERFORD, PLYMOUTH. This is a MUST VIEW, so call today to book your slot!



### **Entrance Hall**

As you enter this stunning property, you are met with a wide and open hallway. With access to the study, lounge, kitchen, 2 storage cupboards, a W/C and the stairs to the first floor.

### **Study**

14' 2" x 6' ( 4.32m x 1.83m )

Currently used as an office space, this room is large in length, with 3 double glazed sash windows, fitted blinds and a radiator.

### **Lounge**

17' 2" x 11' 6" ( 5.23m x 3.51m )

Bright, open and a fantastic space, this lounge has sash double glazing, a radiator and french doors to the garden with fitted blinds.

### **Open Plan Kitchen And Dining**

23' 7" x 11' 7" ( 7.19m x 3.53m )

With sash double glazing to the front and fitted blinds, the kitchen offers ample of storage options. Integrated fridge, freezer, dish washer, hob and cooker. Towards to rear, there is another set of french doors to the garden and access to the utility room on the left.

### **Utility Room**

Plumbing for a washing machine and storage.

### **W/C**

W/C, hand was basin, radiator and extractor fan.

### **First Floor Landing**

Access to bedroom 1,2,3 and the bathroom.

### **Bedroom 1**

15' 4" x 11' 7" ( 4.67m x 3.53m )

That master bedroom with an en-suite. Sash windows to the rear and a radiator.

### **En Suite**

Frosted sash double glazing window, shower, W/C, vanity sink, radiator and extractor fan.

### **Bedroom 2**

15' 6" x 10' 3" ( 4.72m x 3.12m )

A very bright room, double aspect with 3 sash double glazed windows and a radiator and fitted blinds.

### **Bedroom 3**

12' 6" x 11' 6" ( 3.81m x 3.51m )

Another double aspect room with 2 sash double glazed windows with fitted blinds and a radiator.

### **Bathroom**

The main bathroom is located on the first floor, with a bath and separate shower, vanity sink, W/C, electric socket, frosted sash double glazing and an extractor fan.

### **Second Floor Landing**

With access to the shower room, bedroom 4 and 5.

### **Bedroom 4**

16' 10" Max x 12' ( 5.13m Max x 3.66m )

A double glazed sash window and radiator. A large bedroom situated on the top floor.

### **Shower Room**

Frosted double glazed window, shower, hand was basin, W/C and radiator.

### **Bedroom 5**

16' x 11' ( 4.88m x 3.35m )

Sash double glazed window and radiator. Currently used as a storage room, this room completed the 5 double bedrooms.

### **Garden**

A mix of patio and artificial grass, this garden is cozy and catches the sun well. This garden is also enclosed with a rear gate leading to the garage and drive.

### **Garage**

### **Drive**



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welcome to

## Aries Lane, Sherford Plymouth

- 5 Double Bedrooms
- Drive & Garage
- Enclosed Rear Garden
- Sherford Location
- En-Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in excess of

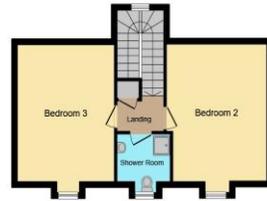
**£460,000**



Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
PYP104467 - 0006

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