



91 Kilmar Street

Saltram Meadow, Plymouth, PL9 7FJ

£425,000



Beautifully-presented detached house in a lovely position enjoying a superb landscaped west-facing rear garden including a garden room, adjacent garage & driveway. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge with media wall, open-plan full-width kitchen/dining room plus a ground floor study. On the first floor, a spacious landing provides access to 4 bedrooms, family shower room & ensuite shower room to bedroom one. Double-glazing & central heating.



KILMAR STREET, SALTRAM MEADOW, PL9 7FJ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 16'6 x 4'4 (5.03m x 1.32m)

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

LOUNGE 14'7 x 10'2 (4.45m x 3.10m)

Window with shutters to the front elevation. Feature media wall with inset for TV. Storage either side of the media wall. Fitted glass-fronted electric fire.

KITCHEN/DINING ROOM 22'11 x 10'2 at widest point (6.99m x 3.10m at widest point)

An open-plan room running the full width of the property. Ample space for dining table and chairs. Pendant lighting over the dining table. French doors leading to outside. Additional window to the rear elevation overlooking the garden. The kitchen area is fitted with a range of cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Inset NEFF hob with a splash-back and a stainless-steel cooker hood above. Wine cooler. Built-in double oven and grill. Integral dishwasher. Space for an American-style fridge-freezer. Space and plumbing for washing machine. Inset ceiling spotlights.

STUDY 7'8 x 6'2 (2.34m x 1.88m)

Window with fitted shutters to the front elevation.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and pedestal basin. Mirrored bathroom cabinet with lighting.

FIRST FLOOR LANDING 15'3 x 6'5 (4.65m x 1.96m)

Providing a spacious approach to the first floor accommodation. Window to the side elevation. Loft hatch.

BEDROOM ONE 11'4 x 9'8 (3.45m x 2.95m)

Window with fitted shutters to the front elevation. Doorway providing access through to the ensuite shower room.

ENSUITE SHOWER ROOM 9'8 x 3'2 (2.95m x 0.97m)

Comprising an enclosed shower with bi-folding glass door and a built-in shower system, wc and pedestal basin. Mirrored cabinet with lighting. Chrome towel rail/radiator. Obscured window to the front elevation.

BEDROOM TWO 11'5 x 9' (3.48m x 2.74m)

Window with fitted blind to the rear elevation.

BEDROOM THREE 11'2 x 9' (3.40m x 2.74m)

Window with fitted blind to the rear elevation.

BEDROOM FOUR 9'9 x 7'9 (2.97m x 2.36m)

Window with fitted shutters to the front elevation.

FAMILY SHOWER ROOM 7'3 x 6'6 (2.21m x 1.98m)

Comprising an enclosed tiled shower with sliding glass screen, pedestal basin and wc. Chrome towel rail/radiator. Mirrored cabinet with lighting. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 19'4 x 9'8 (5.89m x 2.95m)

Up-&-over door to the front elevation. Side access door. Power and lighting.

GARDEN BUILDING 14'4 x 12'8 (4.37m x 3.86m)

A dual aspect building with a full-height window to the side elevation overlooking the garden and sliding double-glazed doors with windows either side. Ample space for seating. Fitted bar with a matching work surface and splash-back. Shelving above the bar and cupboards beneath. Glass-fronted drinks fridge. Inset ceiling spotlights. Power. Air conditioning unit.

OUTSIDE

A tarmac driveway provides off-road parking and access to the garage. A pathway with a gate leads to the rear garden. The front garden is enclosed by railings and laid to paving. A glass and stainless-steel covered canopy protects the main front entrance and has an outside light. The rear garden, which has been beautifully landscaped, comprises areas laid to paving, composite decking and artificial grass. There is a variety of well-stocked shrub and flower beds, a timber pitched roof pergola providing a covered space for outdoor entertainment, outside tap, outside power and outside lighting.

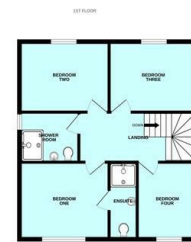
COUNCIL TAX

Plymouth City Council
Council tax band D

Area Map

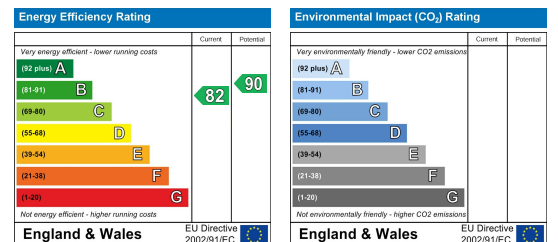


Floor Plans



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Energy Efficiency Graph



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