



## 4 bedroom Detached House located in Plymouth.

Guide Price  
£435,000



MILLINGTON TUNNICLIFF

# 24 Charlbury Drive, Plymouth, PL9 7GD



4



2



2



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EPC

82



127.7  
SQM

## FULL DESCRIPTION

### PROPERTY DESCRIPTION

Situated within the highly sought-after Saltram Meadows development, this beautifully presented four-bedroom detached home was built approximately eight years ago and remains in excellent condition throughout. The spacious accommodation comprises a welcoming lounge, separate dining/family room, modern fitted kitchen/diner, utility room and downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from attractive south-facing rear gardens, ideal for enjoying the sunshine and outdoor entertaining. The former garage has been thoughtfully converted into a versatile home office/gym, providing an excellent space for remote working, fitness, or additional leisure use. An ideal family home in a popular residential location, offering flexible and well-appointed accommodation throughout.

### ENTRANCE HALL

Entered via a composite door to the hallway, radiator, doors to the lounge, dining room/family room and kitchen, stairs rising to the first floor landing.

### LOUNGE

**12' 5" x 10' 8" (3.81m x 3.26m)**

Double glazed window to the front elevation, radiator.

### DINING ROOM/FAMILY ROOM

**9' 8" x 10' 1" (2.97m x 3.08m)**

Double glazed windows to the front and side elevations, radiator, door to understairs storage cupboard, which is currently being used as a study area.

### KITCHEN/DINER

**10' 4" x 19' 7" (3.17m x 5.98m)**

Fitted with a matching range of base and eye level units with contrasting worksurfaces, one and a half bowl single drainer sink unit with mixer tap, built in electric oven with four ring gas hob and extractor hood over, integrated dishwasher, integrated fridge and separate freezer, double glazed window to the rear elevation overlooking the rear garden, double glazed French doors giving access to the rear garden, radiator, door to the utility room.

### UTILITY ROOM

**5' 4" x 6' 1" (1.64m x 1.86m)**

Plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler serving the hot water and central heating system, door to the downstairs WC, double glazed door leading out to the side of the property.

### DOWNSTAIRS WC

Fitted with a two piece suite to include low level WC and wash hand basin, radiator, extractor fan, double glazed window to the rear elevation.

### FIRST FLOOR LANDING

Doors leading to the bedrooms and the bathroom, door to airing cupboard with slatted shelving, double glazed window to the side elevation, access to the loft space which is boarded with a light.

### BEDROOM 1

**11' 5" x 11' 1" (3.48m x 3.38m)**

Double glazed window to the rear elevation, radiator, door to the en-suite.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite to include tiled shower cubicle with sliding glass screen, low



level WC and wash hand basin, extractor fan, radiator, double glazed window to the rear elevation.

#### **BEDROOM 2**

**11' 6" x 9' 0" (3.51m x 2.76m)**

Double glazed window to the front elevation, radiator.

#### **BEDROOM 3**

**9' 8" x 9' 2" (2.97m x 2.81m)**

Double glazed window to the front elevation, radiator.

#### **BEDROOM 4**

**6' 3" x 8' 9" (1.93m x 2.69m)**

Double glazed window to the rear elevation, radiator.

#### **BATHROOM**

Fitted with a three piece suite to include panelled bath with electric shower over and glass screen, pedestal wash hand basin and low level WC, radiator, extractor fan, double glazed window to the front elevation.

#### **OUTSIDE**

The property is approached via pathway to the front with an area laid to bark chippings either side. The driveway leads up the right hand side of the property to the garage. To the rear of the property you will find a south facing garden which is currently laid to artificial grass with a raised decking area, perfect for alfresco dining. The garden is full enclosed and has access around both sides of the property.





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## HOME OFFICE/GYM

18' 4" x 9' 1" (5.61m x 2.77m)

A converted garage which is now being used as a home office and gym. Bifold doors facing onto the garden, electric heater, power and light connected, access to boarded loft space with ladder and light.

## PROPERTY INFORMATION

Tenure: Freehold

Council Tax: Band D

Mains Gas & Electric

Mains Water & Drainage

Fibre Broadband Connected To The Property

Driveway Parking

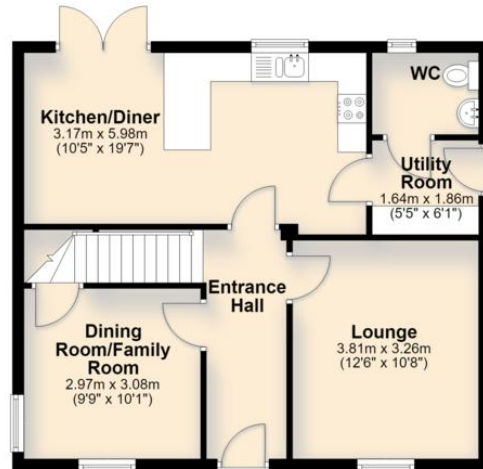
Traditional Construction

Estates & Management Charge: Approximately £200 per annum

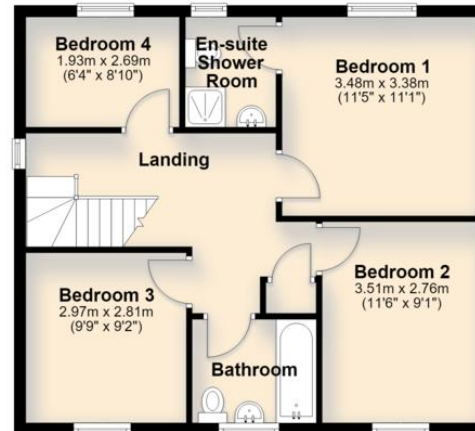


# FLOORPLAN

**Ground Floor**  
Approx. 71.8 sq. metres (772.8 sq. feet)



**First Floor**  
Approx. 56.0 sq. metres (602.3 sq. feet)



Total area: approx. 127.7 sq. metres (1375.1 sq. feet)

## CONTACT

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