



**Aycliffe Gardens, Plymouth PL7 1YN**



**welcome to**

**Aycliffe Gardens, Plymouth**

\*\*\* EXTENDED PLYMPTON HOME \*\*\*

A fantastic opportunity to purchase this FOUR BEDROOM SEMI-DETACHED home with a rear EXTENSION, offering TWO DOWNSTAIR WCs with THREE RECEPTION ROOMS this home is situated in a popular CUL-DE-SAC in Plympton and is sure to attract a lot of INTEREST. Call us today!!



### Entrance Hall

Doors to downstairs WC, lounge and kitchen with a radiator and stairs to the first floor.

### Lounge

Large windows/door to front elevation, two radiators, storage cupboard and understair storage with bi-fold doors to the dining room.

### Dining Room

Space for a large dining table and chairs and further bi-fold doors to the snug.

### Kitchen

Plenty of wall and base units with worktop space, integrated gas oven and hob, fridge and dish washer with space for a washing machine. Doors leading to the snug and dining room.

### Snug

Sliding door to a downstairs wc and shower, doors to the rear garden and velux windows making a bright and airy reception room.

### Wc/Shower Room

Sliding door from the snug, a WC and electric shower, hand wash basin and double glazed obscure window to side elevation.

### Downstairs Wc

Fully tiled, radiator, WC, hand wash basin and double glazed window to side elevation.

### First Floor Landing

Doors to all four bedrooms and bathroom with loft access and two storage cupboards.

### Bedroom 1

Double glazed window to front elevation, radiator and sliding wardrobes.

### Bedroom 2

Double glazed window to rear elevation, radiator and storage cupboard.

### Bedroom 3

Double glazed window to rear elevation and a radiator.

### Bedroom 4

Double glazed window to front elevation, radiator and storage cupboard.

### Bathroom

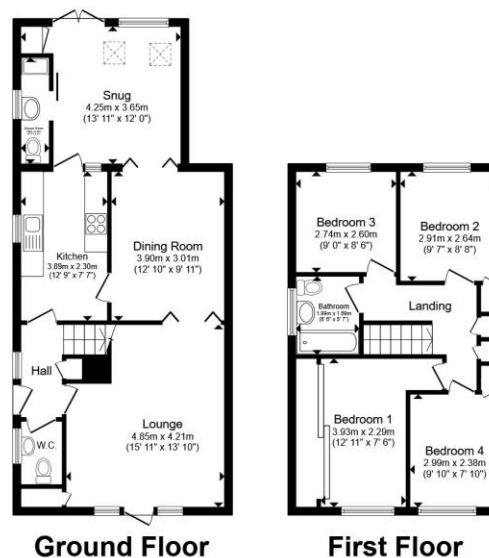
A bath with electric shower, pedestal sink, WC and radiator.

### Front Garden

A level front garden of mostly lawn with a long driveway leading to the garage and front steps to the front door.

### Rear Garden

A raised lawn area with a corner patio with additional outdoor seating and a lower patio with space for an outdoor table and chairs.



Total floor area 128.8 m<sup>2</sup> (1,386 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## **Aycliffe Gardens, Plymouth**

- Four Bedrooms
- Long Driveway & Garage
- Front & Rear Gardens
- Rear Extension
- Two Downstairs WCs

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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