



## 43 Orion Drive

Sherford, Plymouth, PL9 8GL

**Asking Price £385,000**



A superbly presented semi-detached house situated in this popular position. The accommodation briefly comprises of an entrance hall with downstairs wc. Large open-plan kitchen/dining/family room which opens onto the landscaped rear garden & separate utility. There is a first floor formal lounge together with 4 bedrooms, family bathroom & master en-suite shower room. The property has the benefit of double-glazing & central heating. Garage.



ORION DRIVE, SHERFORD, PLYMOUTH, PL9 8GL

ACCOMMODATION

Front door opens into the entrance hall.

ENTRANCE HALL 8'10 x 6'11 (2.69m x 2.11m)

Tiled floor. Staircase to the first floor. Doors providing access to the ground floor accommodation. Recessed cupboard housing the electric meter & consumer unit.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 27' x 5'8 (8.23m x 1.73m)

A stunning room with feature high ceilings. Dual aspect with 2 windows to the front elevation with fitted shutters. French doors to the rear open onto the garden. Laminate flooring throughout. Ample space for seating & dining. The kitchen is fitted with a comprehensive range of base & wall mounted cabinets with matching fascias, work-surfaces & tiled splash-backs. Built-in appliances include 2 ovens, a hob & extractor, dishwasher & fridge/freezer. Space for further free-standing appliances. Inset 1.5 bowl single drainer sink unit.

UTILITY ROOM 6'10 x 5'11 (2.08m x 1.80m)

Space for washing machine & tumble dryer. Wall mounted boiler concealed by a cabinet. Obscured glazed door to outside. Feature high ceiling.

DOWNSTAIRS WC 5'7 x 4'11 (1.70m x 1.50m)

Comprises wc & pedestal basin. Tiled floor.

FIRST FLOOR LANDING

Provides access to the first floor accommodation. Staircase continues to the top floor.

LOUNGE 15'7 x 13'11 (4.75m x 4.24m)

Two windows to the front elevation. Storage cupboard. Fitted book shelving. Space for television.

BEDROOM ONE 15'6 x 9'5 (4.72m x 2.87m)

Two windows to the rear elevation. Doorway opens into the en-suite.

EN-SUITE SHOWER ROOM 7' x 5'11 (2.13m x 1.80m)

Comprises a tiled shower, wall mounted basin with concealed cistern & push button flush. Obscured window to the rear elevation. Wall mounted towel rail style radiator.

FAMILY BATHROOM 6'11 x 6'6 (2.11m x 1.98m)

Comprises bath incorporating a shower system with shower screen, wall mounted basin & wc with concealed cistern & push button flush. Partly tiled walls which are fully tiled around the bath area. Window to the front elevation. Wall mounted towel rail style radiator.

TOP FLOOR LANDING

Provides access to the second floor accommodation & loft hatch. Cupboard housing the hot water cylinder.

BEDROOM TWO 15'7 x 9'5 (4.75m x 2.87m)

Two windows to the rear elevation & nice views. Built-in wardrobes. Unit to match to the side with shelving.

BEDROOM THREE 10'10 x 7'11 (3.30m x 2.41m)

Window to the front elevation. Built-in wardrobe featuring mirrored doors.

BEDROOM FOUR 10'10 maximum x 7'4 (3.30m maximum x 2.24m)

Window to the front elevation.

SHOWER ROOM 9'4 x 3'11 (2.84m x 1.19m)

Comprises generous double sized tiled shower, wall mounted basin & wc with a concealed cistern & push button flush. Partly-tiled walls. Wall mounted towel rail style radiator.

OUTSIDE

To the front is a small enclosed garden laid to chippings. Pathway leads to the main front entrance. Rear garden has been landscaped & mainly laid with composite decking, together with well stocked shrub & flower beds. Rear access gate leads to the parking area & garage. Situated beneath an adjacent coach house.

COUNCIL TAX

South Hams

Council Tax Band: E

SERVICES

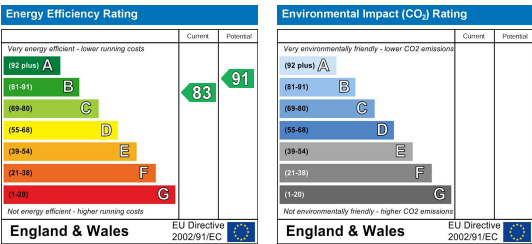
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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