

FOR SALE

Price £415,000



Alan Cummings
estate agents & valuers

44 Temeraire Road, Manadon Park, Plymouth, Devon, PL5 3UB



- **SPACIOUS EXTENDED MODERN DETACHED EXECUTIVE STYLE HOUSE**
- **WELL-PROPORTIONED LIGHT AND AIRY ACCOMMODATION**
- **UPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **HALL, LOUNGE, LARGE STUDY**
- **KITCHEN/ BREAKFAST ROOM, DINING ROOM**
- **CONSERVATORY, UTILITY ROOM, DOWNSTAIRS WC**
- **5 BEDROOMS, LARGE MASTER BEDROOM**
- **MODERN BATHROOM/WC AND WALK-IN LOFT ROOM,**
- **GUEST BEDROOM WITH EN-SUITE SHOWER ROOM**
- **FAMILY BATHROOM/WC**
- **PRIVATE DRIVE, DOUBLE GARAGE**
- **LEVEL GARDENS TO FRONT, ENCLOSED TO REAR**

THE PROPERTY

An Executive style modern detached house which is believed to have been built circa.2001 which has had the benefit of a loft conversion in the past and now provides a most spacious family home offering flexibility of layout and usage. Having the benefit of uPVC double glazing and gas fired central heating. Well serviced with downstairs cloakroom/wc, on the first floor a family bathroom/wc, and the guest bedroom with en-suite shower room and at second floor level a master bedroom having a spacious separate well-appointed bathroom/wc.

The property stands on a level plot with good off street parking on a private drive and within the double garage and with level gardens to the front and rear.

LOCATION

Found in Manadon Park a popular residential area comprising the former Royal Naval College and the position convenient for access into the city and close by connection to major routes in other directions.

STORM PORCH Panelled front door into:

GROUND FLOOR

HALL 15' 8" x 8' 3" (4.78m x 2.51m) overall. Staircase to first floor. Under stairs cupboard.

LOUNGE 15' 8" x 11' 3" (4.78m x 3.43m) Dual aspect with window to the front and two windows to the side. Focal feature fireplace with polished stone fireback and hearth.

STUDY 14' 10" x 8' 4" (4.52m x 2.54m) Window to the front. Ogive coved ceiling with light point. Connecting door to kitchen/breakfast room.

W.C. 4' 7" x 4' 0" (1.4m x 1.22m) White modern close coupled wc and pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM/DINING ROOM 23' 9" x 13' 6" (7.24m x 4.11m) overall. KITCHEN/BREAKFAST ROOM 13' 6" x 12' 6" (4.11m x 3.81m) Wide window overlooking the back garden. Modern fitted with a good range of cupboard and drawer storage set in wall and base units. One and a half bowl stainless steel sink unit. Integrated appliances include 'Bauknecht' dual oven/grill, four ring variable size gas hob with illuminated extractor hood over. Space and plumbing for dishwasher and space suitable for upright fridge/freezer. Openly connected to:

DINING ROOM 11' 5" x 7' 0" (3.48m x 2.13m) Consumer unit. Wide French doors to: **CONSERVATORY** 11' 4" x 10' 6" (3.45m x 3.2m) Low height walling surmounted by uPVC double glazed windows with twin French doors overlooking and opening out to the rear garden. Set under a glazed roof covering.

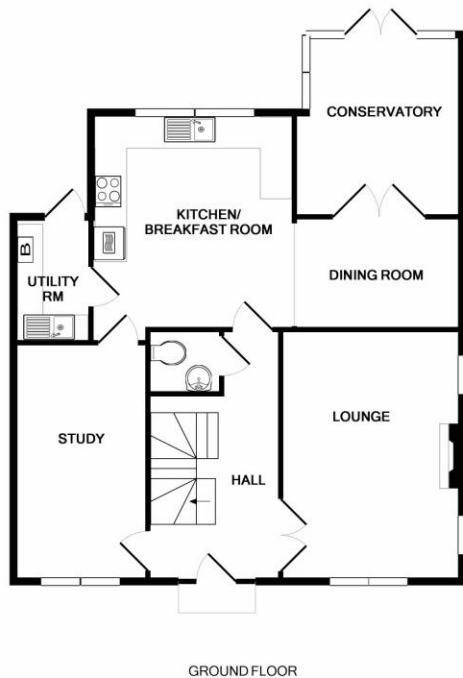
UTILITY ROOM 7' 8" x 4' 10" (2.34m x 1.47m) Panelled part double glazed back door to the rear garden. Fittings matching the kitchen with work surface, tiled splashback, stainless steel sink. Cupboard and drawer storage. Two spaces and plumbing suitable for automatic washing machine and tumble dryer. Wall mounted 'Ideal Classic' gas boiler servicing central heating and hot water.

FIRST FLOOR

LANDING Window to the front. Staircase rises to the second floor.

GUEST BEDROOM 2 12' 6" x 10' 8" (3.81m x 3.25m) Built-in wardrobe and cupboard. Door to:

EN-SUITE 8' 4" x 4' 10" max. (2.54m x 1.47m max.) Obscure glazed window to the side. White modern suite with vanity wash hand basin, cupboard under, close coupled wc, tiled shower with 'Mira' thermostatic shower.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM 3 11' 5" x 9' 9" (3.48m x 2.97m) Window to the rear with built-in wardrobe.

BEDROOM 4 9' 2" x 8' 7" (2.79m x 2.62m) Window to the front. Built-in wardrobe.

BEDROOM 5 11' 6" x 7' 0" in part 10'3" max. (3.51m x 2.13m, in part 3.12m max.) Window to rear.

BATHROOM 7' 0" x 6' 8" (2.13m x 2.03m) Obscure glazed window to the rear. White modern suite with close coupled wc, vanity wash hand basin with cupboard under, panelled bath with mixer tap and wall mounted shower attachment.

SECOND FLOOR

LANDING Velux window to the rear. Eaves storage cupboard. Doors to:

MASTER BEDROOM 16' 9" x 16' 0" max. (5.11m x 4.88m max.) Two Velux windows to the rear. Further window to the front. Spacious light and airy. Eaves storage.

BATHROOM 8' 7" x 7' 8" (2.62m x 2.34m) Velux double glazed window to the rear. Quality white modern suite with deep panelled bath and side set mixer tap and hand held shower attachment. Close coupled wc. Corner tiled shower with thermostatic shower and vanity wash hand basin with cupboard under 'Travertine' wall tiling. Door to:

LOFT STORE ROOM 6' 9" x 5' 11" (2.06m x 1.8m) floor area plus built in cupboard/wardrobe storage. Window to the front.

EXTERNALLY A wide entrance opens into a level tarmac drive providing off street parking for various vehicles and giving access to the double garage to the side. A lawned front garden with a number of ornamental bushes and shrubs.

To the rear a private enclosed back garden, level with paved patio areas, lawn and deck. Outside water tap.

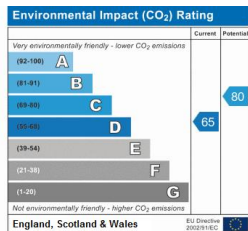
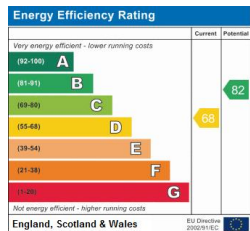
TENURE: Freehold. **COUNCIL TAX BAND:** E

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