

FOR SALE

Price £310,000



Alan Cummings
estate agents & valuers

7 Brent Knoll Road, Peverell, Plymouth, Devon, PL3 5QE



- **A newly refurbished detached home. Contemporarily designed and comfortably appointed**
- **New gas central heating & new uPVC double glazing**
- **Carefully remodelled & thoughtfully planned**
- **Reception hall**
- **Good size lounge**
- **Spacious open plan kitchen/dining room**
- **3 bedrooms**
- **Well-appointed bathroom**
- **An impressive home finished to a high standard**
- **Excellent residential area of Peverell**
- **Good variety of local services, amenities, shops etc.**
- **Popular schools nearby**
- **Convenient position with close by access to major routes and into the city**

THE PROPERTY

A detached house which is understood to have been built in the 1960's which has benefitted from a comprehensive programme of upgrading, improvement and refurbishment works to provide a contemporarily designed and comfortably appointed home. Carefully remodelled and thoughtfully planned with a host of extra touches.

Major works undertaken have included the installation of new uPVC double glazing with openings such as French doors to the back garden, new gas central heating, new electrics together with consumer unit, new re-decoration and flooring and new fittings throughout including the spacious remodelled kitchen/dining room and the well-appointed family bathroom.

The property stands on a rectangular shaped plot with off street parking on a wide private drive and within the garage, garden to the front, landscaped rear garden including new decked seating terrace.

LOCATION

Set in this popular residential area of Peverell which provides for a good variety of local services and amenities. The position convenient for access into the city and close by connection to major routes in other directions.

STORM PORCH Light point and double glazed door into:

GROUND FLOOR

HALL 11' 5" x 6' 0" (3.48m x 1.83m) Light and airy with staircase having carpeted treads rising and turning to the first floor. Useful under stairs cupboard with consumer unit.

LOUNGE 14' 1" x 10' 11" max. (4.29m x 3.33m max.) Box bay window to the front elevation with fitted blinds.

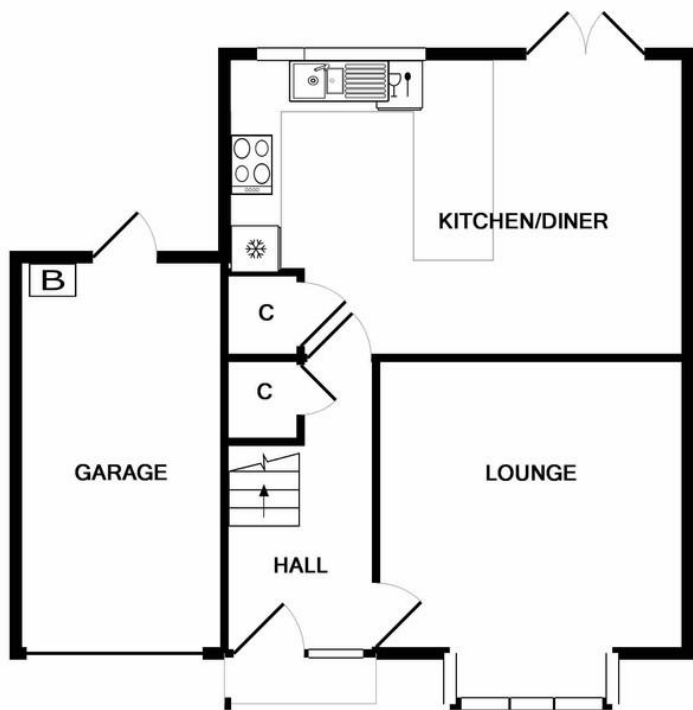
KITCHEN/DINING ROOM 18' 7" x 12' 2" (5.66m x 3.71m) Light and airy with window and French doors overlooking and opening out to the rear. Newly fitted with an excellent range of quality integrated appliances including four ring variable size electric hob with dual oven/grill under, extractor hood over incorporating lighting, upright fridge and freezer and integrated dishwasher. Cupboard and drawer storage set in wall and base units. Work surfaces. One and a quarter bowl stainless steel sink with chrome mixer tap. 6 downlighters. Wide breakfast bar. Radiator with decorative grill. Useful deep storage cupboard.

FIRST FLOOR

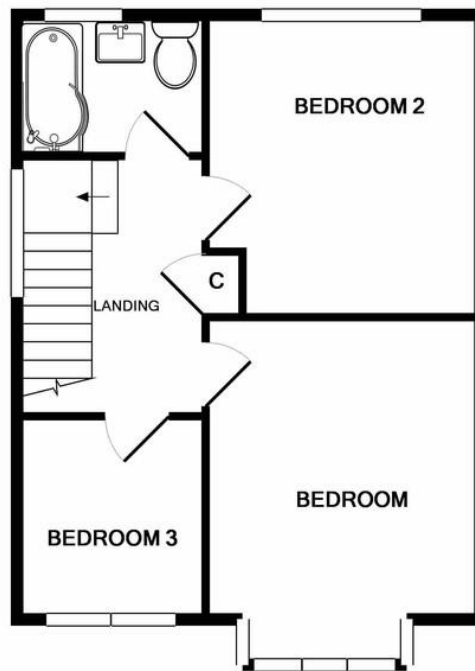
LANDING Window to the side with long views towards Cornwall. Access hatch to loft. Built-in cupboard.

BEDROOM 1 14' 1" x 10' 11" (4.29m x 3.33m) Bay window to the front with some long views.

BEDROOM 2 11' 11" x 11' 1" (3.63m x 3.38m) Picture window overlooking the rear garden.

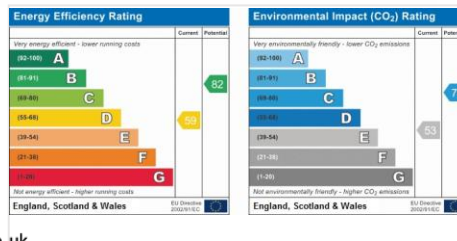


GROUND FLOOR



1ST FLOOR

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 7' 11" x 7' 5" (2.41m x 2.26m)
Window to the front.

BATHROOM Obscure glazed window to the rear. Quality white modern suite with close coupled wc, pedestal wash hand basin with mixer tap and 'P' shaped panelled bath with mixer tap and separate thermostatic wall mounted shower with hand held mixer and overhead douche spray, glazed shower screen. Tiled walls and chrome ladder radiator. Three downlighters.

EXTERNALLY

An 11' wide entrance opens into an 18'6" long herringbone pattern brick paved drive which provides off street parking and gives access to the garage set to the side. A lawned front garden with a number of ornamental bushes and shrubs. Side access via a gate to the enclosed rear. At the back a landscaped garden with level area next to the property, landscaped gardens with wide decked seating terrace and a paved patio area behind the garage.

GARAGE 15' 5" x 8' 1" (4.7m x 2.46m) New gas fired boiler servicing the central heating and hot water.

TENURE: Freehold **COUNCIL TAX BAND:** D

OFFICE

10-12 Egguckland Road
Henders Corner, Mannamead,
Plymouth PL3 5HE

T: 01752 664125

E: enquiries@alancummings.co.uk

W: www.alancummings.co.uk

