

**FOR SALE**

Price £325,000



**Alan Cummings**  
estate agents & valuers

**4 Roborough Close, Derriford , Plymouth, PL6 6AH**



- **Spacious extended detached house, built in the 1960's**
- **Generously proportioned light and airy accommodation**
- **Double glazing, gas central heating**
- **20ft wide hallway**
- **Spacious lounge, generous sized dining room**
- **Fitted kitchen/breakfast room**
- **Utility room, large study, downstairs wc**
- **Four double bedrooms, bathroom/wc**
- **Ample parking on 42ft near level drive**
- **Carport and garage**
- **112ft long landscaped back garden**

**THE PROPERTY** An extended detached house which is understood to have been built in the 1960's, in the same ownership for many years. The property looked after and maintained well over the years, extended and remodelled in the past, and providing a generously proportioned home, offering flexibility of layout and usage. Having the benefit of uPVC double glazing and with gas fired central heating.

Storm porch gives access to a 20ft long wide central hallway, spacious front set lounge, extended dining room having outlook over the back garden, a fitted kitchen/breakfast room with utility off and a large study which could also be used as music room, playroom or perhaps a fifth bedroom. A useful downstairs wc with fold down Dolphin shower. An integral single sized garage.

At first floor level four bedrooms and a family bathroom.

The property stands on a relatively large plot, having good off street parking on the private near level drive with garage and a carport to the side, mature gardens to the front, side access and a large back garden, landscaped with patio areas and an extensively lawn beyond.

**LOCATION** Set tucked away towards the end of Roborough Close, in this popular mainly residential area of Derriford. With a number of local services and amenities nearby and the position convenient for access into the city and nearby connections to major routes in other directions.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Pvc panelled front door with window alongside into:

**GROUND FLOOR**

**RECEPTION HALL** 20' 3" x 7' 0" (6.17m x 2.13m)

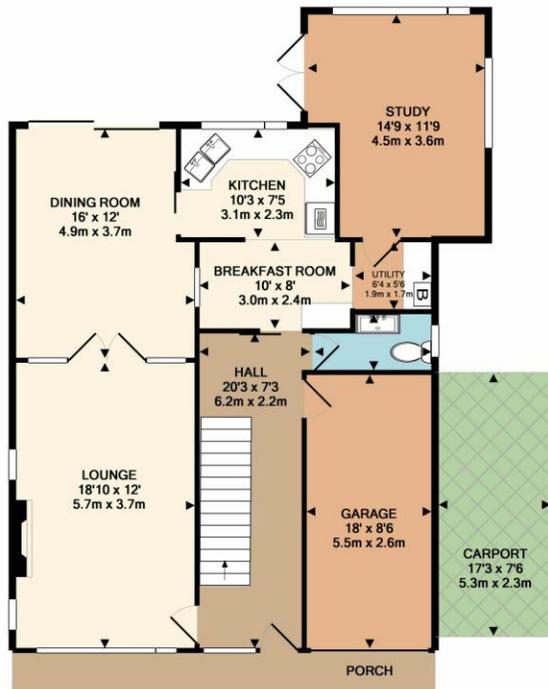
**LOUNGE** 18' 10" x 12' 0" (5.74m x 3.66m) Focal feature fireplace with natural stone surround, chimney breast, hearth and fitted gas fire. Twin glazed doors to:

**DINING ROOM** 16' 0" x 12' 0" (4.88m x 3.66m) max. Double glazed patio doors overlook and open to the rear garden.

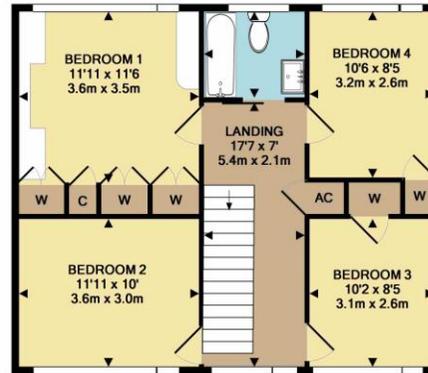
**KITCHEN/BREAKFAST ROOM** 15' 6" x 10' 3" (4.72m x 3.12m) max. Window overlooking the back garden. Quality fitted kitchen with range of cupboard and drawer storage, double bowl stainless steel sink with mixer tap, AEG Ceran four ring variable sized hob with extractor hood over, Miele Classic oven and Miele microwave above. Spaces and plumbing for automatic washing machine and dishwasher, and space for upright fridge/freezer.

**UTILITY ROOM** 6' 4" x 5' 6" (1.93m x 1.68m) Spaces for tumble dryer and freezer. Cupboard housing British Gas boiler servicing central heating and hot water.

**STUDY** 14' 9" x 11' 9" (4.5m x 3.58m) max. Picture window overlooking the back garden and French doors to the rear.



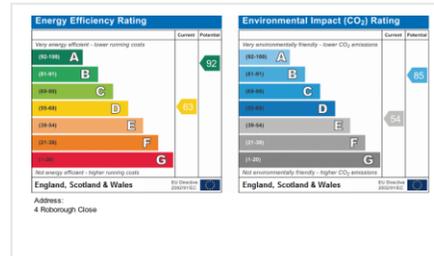
GROUND FLOOR  
APPROX. FLOOR  
AREA 1122 SQ.FT.  
(104.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1770 SQ.FT. (164.4 SQ.M.)

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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**CLOAKROOM** 8' 1" x 4' 0" (2.46m x 1.22m) max. White wc, Dolphin unit incorporating wash hand basin and pull down shower with Mira Jump electrically heated shower.

**GARAGE** 17' 11" x 8' 6" (5.46m x 2.59m) Window to the side. Up and over door to the front on remote controlled activation. Electric meter and consumer unit.

## FIRST FLOOR

**LANDING** 17' 7" x 7' 0" (5.36m x 2.13m) Light and airy with window to front. Airing cupboard housing factory insulated hot water tank with immersion heater.

**BEDROOM ONE** 11' 11" x 11' 6" (3.63m x 3.51m) floor area. Picture window overlooking the back garden. Built-in bedroom furniture with run of wardrobes to one wall, double bed recess with twin bedside units to either side and dressing table.

**BEDROOM TWO** 11' 11" x 10' 0" (3.63m x 3.05m)

**BEDROOM THREE** 10' 2" x 8' 5" (3.1m x 2.57m)

**BEDROOM FOUR** 10' 6" x 8' 5" (3.2m x 2.57m)

**BATHROOM** 6' 11" x 5' 11" (2.11m x 1.8m) Coloured suite with pedestal wash hand basin, close coupled wc, twin grip panelled bath with mixer tap and Mira thermostatic shower over.

**EXTERNALLY** 10ft wide entrance opens into a 42ft long near level drive, laid to herringbone patterned brick pavers and widening towards the house. Mature front garden, side access on both sides, to the south a **CARPOR** 17'3" x 7'6". Decorative iron gates open on either side of the house, to the generous sized back garden which measures some 112ft maximum length from the study. Widening towards the end to a maximum of about 70ft. Natural stone paved patio, borders containing a profusion of mature bushes, shrubs and trees. Garden shed and greenhouse. Recently renewed wall, fence and gated access to the rear.

**TENURE FREEHOLD**  
**COUNCIL TAX BAND E**