

FOR SALE

Price £350,000



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16 Tretower Close, Derriford, Plymouth, PL6 6BH



- **A spacious detached bungalow built circa 1968**
- **Generously proportioned light and airy accommodation**
- **uPVC double glazing and gas central heating**
- **Generous sized rectangular shaped plot**
- **Long private drive**
- **Garage, wrap around gardens**
- **Lounge/dining room**
- **Modern fitted kitchen**
- **Three bedrooms**
- **Modern bathroom/wc**
- **Spacious porch, 20ft utility area, wc**
- **Laundry room and garage.**
- **Popular established residential area**

THE PROPERTY

A detached bungalow which is understood to have been built circa 1968. Owned for many years by the present owner and during this time looked after to a good standard, maintained well and upgraded over the years. providing a comfortably appointed home having the benefit of modern conveniences, which include gas fired central heating with a modern Worcester Green Star boiler and uPVC double glazing. A good-sized entrance porch, hall, spacious 'L-shaped' lounge/dining room with wide picture windows to the front and side, generous sized modern fitted kitchen/breakfast room, three bedrooms and a bathroom with modern white suite.

To the side is a 20ft long utility area, separate wc, laundry room and garage.

There is off street parking on the private drive with space for three plus vehicles in line and mature well kept wrap around gardens to the front, side and rear.

LOCATION

Occupying an enviable position, being the last bungalow found in Tretower Close, a short cul-de-sac which is accessed from Dunraven Drive in this popular and mature established residential area of Derriford. With a number of local services and amenities found nearby in Derriford and the position convenient for access into the city and closeby connections to major routes in other directions. Lying within easy reach of Derriford Hospital, Business Parks and the college of St Mark and St John.

PORCH 11' 1" x 7' 0" (3.38m x 2.13m) Recently replaced double glazing.

HALL Boiler cupboard housing Worcester gas fired boiler servicing central heating and hot water. Adjacent airing cupboard with factory insulated hot water tank with immersion heater. A access hatch to loft.

LOUNGE/DINING ROOM 19' 10" x 23' max 10" (6.05m x 7.26m) 'L-shaped' Light and airy with wide picture windows to the front and side incorporating double glazed patio doors. Long open views. Focal feature fireplace with polished fireback and hearth and fitted gas fire.

KITCHEN 11' 6" x 9' 10" (3.51m x 3m) Modern fitted with gloss white units, roll edge worksurfaces and metro tiled splashbacks, inset one and quarter bowl stainless steel sink, three spaces suitable for white goods. Space for cooker with splashback and illuminated extractor hood over.

BEDROOM ONE 14' 10" x 11' 8" (4.52m x 3.56m) overall. Picture window to the side. Open views. Range of fitted bedroom furniture. Two built-in cupboards.

BEDROOM TWO 11' 11" x 11' 10" (3.63m x 3.61m) Built-in wardrobe and cupboard.

BEDROOM THREE 9' 1" x 8' 8" (2.77m x 2.64m) Built-in cupboard.

BATHROOM Modern fitted with white quality suite, close coupled wc, vanity wash hand basin with cupboard under, twin grip panelled bath with mixer tap and Mira Sport electrically heated shower over. Decorative wall tiling and chrome ladder radiator.

UTILITY AREA 20' 9" x 6' 3" (6.32m x 1.91m) Power and lighting to rear garden.

WC WC and pedestal wash hand basin.



TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.8 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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LAUNDRY ROOM 7' 11" x 6' 6" (2.41m x 1.98m)
 Stainless sink with cupboard under. Space and plumbing suitable for automatic washing machine and space for tumble dryer.

GARAGE 16' 9" x 8' 0" (5.11m x 2.44m) Mains electric meter, consumer unit and main gas meter. Metal up and over door.

EXTERNALLY

A long tarmac drive, provides off street parking for three plus vehicles in line and gives access to the garage and front door. Pathways circle the property. With a generous sized front, lawned garden enjoying privacy with well established hedging and a variety of ornamental bushes, shrubs and well stocked borders. The garden wraps around the south side, lawned, which lead around to the rear. Timber overlap fencing boundaries. Garden shed.

TENURE: Freehold

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