

FOR SALE

Price £345,000



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estate agents & valuers

37 White Lady Road, Plymstock, Plymouth, PL9 9GA



- **Most Spacious Modern Home**
- **Well-presented light and airy accommodation**
- **Double Glazing and Gas central heating**
- **Tucked away relatively quiet position**
- **Spacious central reception hall**
- **Downstairs wc Large lounge**
- **Spacious recently fitted kitchen/breakfast room, Study**
- **4 good size Double Bedrooms**
- **Master bedroom with En-Suite Shower room**
- **Separate family bathroom/wc**
- **Southerly facing wrap around Gardens**
- **Single garage and 28' long private drive**
- **No Onward Chain**

THE PROPERTY

A most spacious modern home built circa.2003 and finished to a nice specification having the benefit of uPVC double glazing and gas central heating.

The property provides spacious light and airy accommodation on the ground floor with a large entrance/reception hallway, a full length lounge with French doors which open out to the rear garden. A spacious recently fitted kitchen/dining room with Range style cooker and integrated appliances. A useful separate study/potential fifth bedroom and a downstairs wc. At first floor level the large master bedroom with en-suite shower room facilities and useful fitted wardrobes. With three further good size double bedrooms, each with fitted wardrobes. A modern family bathroom/wc.

The property stands on a good size plot with delightful southerly facing wrap around gardens to the rear enjoying a good degree of privacy with patio areas ideal for alfresco entertaining. A useful single size garage, in front of which is a 28' long private drive.

LOCATION

The property is found on this modern estate incorporating White Lady Road within central Plymstock and here with a good variety of local services and amenities found nearby including those at the Broadway shopping centre. With easy access into the city and nearby connection to major routes in other directions.

STORM PORCH Panelled front door into:

GROUND FLOOR

RECEPTION HALL 17' 4" x 12' 6" max. (5.28m x 3.81m max.) A spacious central area incorporating a staircase with carpeted treads which rises and turns to the first floor. Deep useful under stairs storage cupboard. Mains electric consumer unit.

W.C. White modern suite with close coupled wc and corner wash hand basin.

LOUNGE 17' 5" x 12' 5" (5.31m x 3.78m) Window to the front and twin French doors overlook and open to the rear garden. Focal feature fireplace with polished stone fireback and hearth and fitted living flame coal effect fire.

KITCHEN/DIING ROOM 17' 5" x 16' 8" max. (5.31m x 5.08m max.) Spacious and light with windows to the front and rear and French doors opening to the back garden. A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edged granite style work surfaces with matching upstand, under mounted one and a half bowl 'Franke' sink with chrome mixer tap. 'Rangemaster Toledo' cooker with splashback and illuminated extractor hood over. Integrated 'Hotpoint' automatic dishwasher and 'Hotpoint' washing machine. Ample space for other white goods. Central breakfast bar/island incorporating additional cupboard and drawer storage and seating area.

STUDY 8' 9" max. x 8' 9" (2.67m max. x 2.67m) Window to the rear.

FIRST FLOOR

LANDING Window overlooking the back garden. Access hatch to loft. Airing cupboard houses 'Heatrae Sadia Megaflor' high efficiency hot water tank, with slatted shelves above.

MASTER BEDROOM 17' 5" x 12' 10" max. (5.31m x 3.91m max.) Windows to the front and rear enjoying long views looking towards woodland in the distance. Two built-in wardrobes. Door to:

EN-SUITE SHOWER ROOM Window to the front. White modern suite with pedestal wash hand basin, close coupled wc and tiled shower with 'Mira' thermostatically controlled shower. Chrome ladder radiator.'



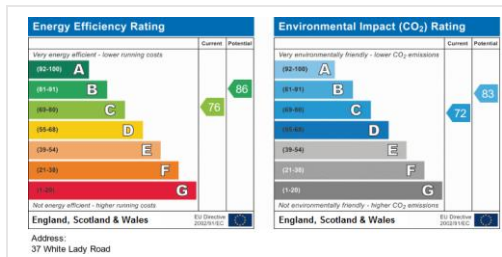
GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 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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BEDROOM 2 14' 9" x 8' 3" (4.5m x 2.51m) Window to the rear with views to woodland in the distance. Built-in wardrobe.

BEDROOM 3 11' 2" x 8' 11" (3.4m x 2.72m) Window to the front. Built in wardrobe.

BEDROOM 4 11' 5" max. x 8' 2" (3.48m max. x 2.49m) Window to the rear with views to woodland. Built-in wardrobe.

FAMILY BATHROOM Obscure glazed window to the front. White quality modern suite with close coupled wc. Vanity wash hand basin with cupboard under. Panelled bath with mixer tap and wall mounted shower attachment incorporating hand held spray and overhead douche spray. Glazed shower screen.

EXTERNALLY A paved path leads up to the front door. An area of front garden with decorative stone chippings, border containing a variety of ornamental bushes and shrubs. A side access gate leading via a path to the rear garden.

Here a good size southerly facing enclosed back garden enjoying a good degree of privacy with timber overlap fencing to the boundary and laid out with a paved patio next to the lounge, an area of near level lawn with borders containing a variety of herbaceous plants, perennials and shrubs. A wide decked seating terrace ideal for alfresco entertaining and further patio area next to the kitchen with outside water tap.

Access into the rear of the:

GARAGE 17' 0" x 8' 4" (5.18m x 2.54m) approx. internal measurements. Metal up and over door to the front. Power and lighting.

A 28' long private tarmac laid drive in front of the garage.

TENURE: Freehold.

COUNCIL TAX BAND: E

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