



8 Thornyville Drive

Oreston, Plymouth, PL9 7LF

£320,000



Located in the very popular district of Oreston is this older-style 3-bedroom semi-detached property which enjoys spacious accommodation comprising an entrance porch & hall, lounge and kitchen/dining room on the ground whilst on the first floor are 2 double bedrooms, dressing room & family bathroom. Within the converted loft space is the master bedroom with an ensuite shower room. Externally there is an enclosed level garden to the rear together with a drive & garage to the front and side. Double-glazing & gas central heating.



THORNYVILLE DRIVE, ORESTON, PL9 7LF

ACCOMMODATION

Access to the property is gained via the entrance door leading through to the entrance porch.

ENTRANCE PORCH 5'9" x 7'8" (1.76 x 2.35)

Obscured double-glazed window to the side elevation. Obscured double-glazed inner door leading into the entrance hall.

ENTRANCE HALL 11'9" x 6'5" (3.60 x 1.97)

Providing access to the ground floor accommodation. Stairs rising to the first floor accommodation. Under-stairs storage cupboard.

LOUNGE 12'2" x 11'8" excl the bay (3.71 x 3.58 excl the bay)

Inset feature 'Living Flame' gas fire with ornate fireplace surround. Double-glazed bay window to the front elevation. Laminate floor.

KITCHEN/DINING ROOM 18'11" x 9'11" incl kitchen units (5.79 x 3.03 incl kitchen units)

Range of white matching eye-level and base units with rolled-edge work surfaces. Inset one-&a-half bowl ceramic sink unit with mixer tap. 4-ring gas hob. Adjacent electric double oven and grill. Space and plumbing for a washing machine. Space for an American-style fridge-freezer. Laminate floor. Double-glazed windows to the side and French-style double doors to the rear.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Stairs rising to the second floor. Double-glazed window to the side elevation.

BEDROOM TWO 13'10" into the bay x 8'2" excl door recess & to w (4.22 into the bay x 2.50 excl door recess & to war)

Range of full-length wardrobes with storage and hanging rails along one wall. Double-glazed bay window to the front elevation.

BEDROOM THREE 12'1" x 9'11" (3.70 x 3.03)

Double-glazed window to the rear elevation.

BATHROOM 6'7" x 5'5" (2.02 x 1.67)

White suite comprising a bath, pedestal wash basin and a low level toilet. Double-glazed window to the rear elevation.

DRESSING AREA 8'5" x 7'1" (2.58 x 2.17)

Double-glazed window to the front elevation. Stairs rising to the top floor.

BEDROOM ONE 14'3" x 12'11" excl stair recess at a height of 4' (4.35 x 3.96 excl stair recess at a height of 1.5m)

2 Velux-style windows to the sloping ceiling to the front elevation and a double-glazed window to the rear elevation. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 9'9" x 3'11" (2.99 x 1.21)

Comprising a shower cubicle, pedestal wash basin and low level wc. Double-glazed window to the rear elevation.

OUTSIDE

A tarmac area to the front leads to the garage. The rear garden is enclosed by fencing and has a good-sized decked area with an adjacent lawn section of garden.

GARAGE

Up-&-over door to the front elevation. PVC door to the side elevation.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

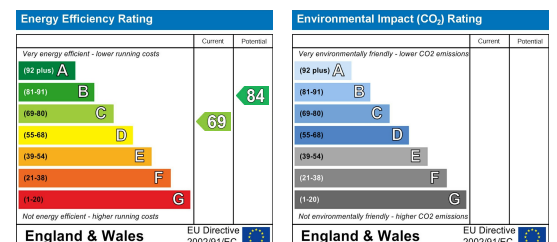


Floor Plans



Made with Metropix C0205

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.