



## 72 Killerton Lane

Plymstock, Plymouth, PL9 7GA

£275,000



Superbly-presented end terraced family home enjoying an enclosed southerly-facing rear garden. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, open-plan full-width kitchen/dining room to the rear opening onto the garden, 3 bedrooms, family bathroom and master ensuite shower room. Garage. Double-glazing & central heating.



## KILLERTON LANE, PLYMSTOCK, PL9 7GA

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Staircase ascending to the first floor. Doors providing access to the ground floor accommodation.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a white wc and corner-style pedestal wash hand basin with a tiled splash-back. Wall-mounted consumer unit. Obscured window to the front elevation.

### LOUNGE 16'3 x 12'10 (4.95m x 3.91m)

Window to the front elevation. Doorway opening into the kitchen/dining room.

### KITCHEN/DINING ROOM 16'1 x 10'6 (4.90m x 3.20m)

Situated to the rear of the house with ample space for dining table and chairs. Under-stairs cupboard. The kitchen cabinets are fitted with modern white gloss fascias, matching work surfaces and splash-backs. Inset stainless-steel single drainer sink unit. Built-in oven. Separate 4-burner gas hob with a stainless-steel splash-back and cooker hood. Space for free-standing fridge-freezer. Space and plumbing for both washing machine and dishwasher. Matching cabinet concealing the boiler. Window to the rear elevation overlooking the garden. French windows opening to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in cupboard with shelving.

### BEDROOM ONE 12'9 to wardrobe rear x 13'6 max dimensions (3.89m to wardrobe rear x 4.11m max dimensions)

Situated to the front of the house with a recessed wardrobe with sliding mirrored doors. Window to the front elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'1 into shower x 5'3 (2.46m into shower x 1.60m)

Enclosed shower with glass door, fixed head and an additional rinsing head, wc and wash hand basin. Wall-mounted cupboard with mirrored door. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window to the front elevation.

### BEDROOM TWO 9'3 x 9' (2.82m x 2.74m)

Window to the rear elevation.

### BEDROOM THREE 8'9 x 6'9 (2.67m x 2.06m)

Window to the rear elevation.

### BATHROOM 7'4 x 5'10 (2.24m x 1.78m)

White suite comprising a bath with a shower system over and glass screen, wash hand basin and wc. Inset ceiling spotlights.

### GARAGE 18'8 x 9'3 (5.69m x 2.82m)

Situated to the rear of the house with an up-&-over door and set beneath a pitched roof.

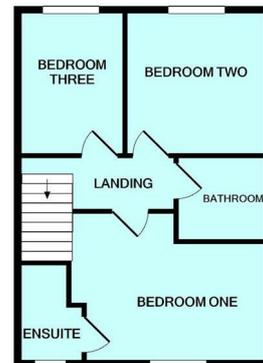
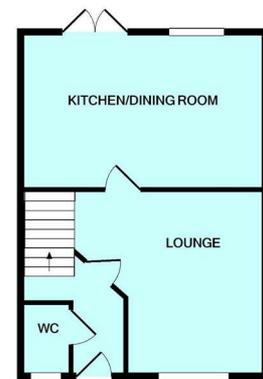
### OUTSIDE

The rear garden enjoys a southerly-aspect and is enclosed by masonry walling and fencing. There is a patio area laid adjacent to the property beyond which is an area laid to lawn. A matching pathway leads to the rear access gate providing easy access to the garage.

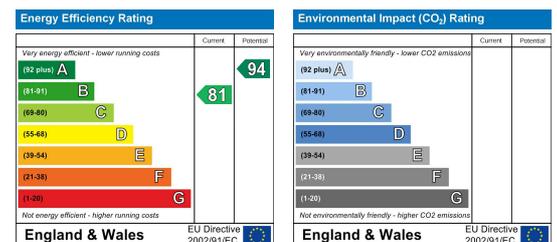
## Area Map



## Floor Plans



## Energy Efficiency Graph



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