



61 Hercules Road

Sherford, Plymouth, PL9 8FA

£410,000



Superbly-presented 3-storey semi-detached house with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, lounge & an open-plan kitchen/dining room leading to the garden. The upper floors host 4 double bedrooms, luxury bathroom, additional top floor shower room & ensuite shower room to bedroom one. Top floor balcony with lovely views. Front & rear gardens. Double-glazing including triple-glazing to the front elevation & gas central heating.



HERCULES ROAD, SHERFORD, PL9 8FA

ACCOMMODATION

Front door opening into the entrance hallway.

ENTRANCE HALLWAY

Fitted flooring. Stairs ascending to the first floor. Purpose-built shoe and coat storage beneath the stairs. Further cupboard with shelving and housing the consumer unit. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a pedestal basin with a tiled splash-back and wc. Fitted flooring.

LOUNGE 17'4" x 11'9" (5.3 x 3.6)

A superb reception room with bespoke built-in cupboards and book shelves. Triple-glazed window to the front elevation with shutters. Fitted flooring.

KITCHEN/DINING ROOM 20'0" x 12'9" (6.1 x 3.9)

An open-plan room situated to the rear of the property with ample space for dining table and chairs. Fitted kitchen units including a matching island with matching fascias, work surfaces and tiled splash-backs. Inset sink unit with mixer tap. Built-in double oven and grill. Gas hob with a stainless-steel splash-back and cooker hood. Built-in fridge and freezer, dishwasher and washing machine. Inset ceiling spotlights in the kitchen area. Ceiling light above the dining table in dining area. Fitted flooring. Window to the rear elevation overlooking the garden. French doors leading to outside.

FIRST FLOOR LANDING

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

BEDROOM ONE 13'6" x 11'7" (4.12 x 3.55)

A superb master bedroom with feature triple-glazed partly-obscured window to the front elevation. Built-in wardrobes with matching chest of drawers. Feature decorative panelling to one wall. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 8'6" x 6'10" max dimensions (2.6 x 2.1 max dimensions)

Comprising an enclosed tiled shower with a bi-folding screen, pedestal basin with a tiled splash-back and wc. Wall-mounted storage cupboard. Mirrored bathroom cabinet. Window to the front elevation with a fitted Venetian blind.

BEDROOM TWO 12'5" x 11'9" (3.8 x 3.6)

Currently used as a dressing room. Built-in wardrobe with sliding mirrored doors. Under-stairs area fitted with drawer units. Partly-obscured window to the rear elevation.

FAMILY BATHROOM 10'5" x 6'10" (3.2 x 2.1)

A luxury fitted family bathroom featuring a free-standing slipper-style bath with floor-mounted mixer tap, large walk-in shower with wall-mounted controls, an over-head shower plus rinsing attachment and a fixed glass screen, large contemporary basin. Illuminated storage alcove. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

TOP FLOOR LANDING

Providing access to the remaining accommodation. Doorway opening onto the balcony.

BEDROOM THREE 11'9" x 10'2" (3.6 x 3.1)

Window to the rear elevation. Loft hatch.

BEDROOM FOUR 11'9" x 8'2" (3.6 x 2.5)

Feature triple-glazed window to the front elevation.

SHOWER ROOM 8'2" x 4'7" max dimensions (2.5 x 1.4 max dimensions)

Comprising a double-sized enclosed tiled shower with over-head shower, rinsing attachment, wall-mounted controls and sliding glass screen, wall-mounted wc with a push button flush and basin with a cupboard beneath. Wall-mounted towel rail/radiator. Partly-tiled walls. Tiled floors.

BALCONY 25'11" x 6'10" (7.9 x 2.1)

Running along the side elevation. Timber panelling to soft the walls. Paved throughout. Views towards countryside.

GARAGE 19'4" x 10'2" (5.9 x 3.1)

Up-&-over door. Power and lighting.

OUTSIDE

To the front of the property, a small garden sets the property back from the road. The front garden is enclosed by fencing and is laid to Cotswold chippings and slate-style paving. There is an outside light. The rear garden has areas laid to paving, artificial grass and decking. Alongside the house there is a timber shed. There is outside lighting, outside tap, a Tesla electric car charger and a rear access gate.

AGENT'S NOTE

Plymouth City Council

Council tax band E

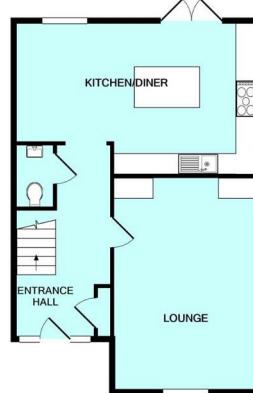
SERVICES

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

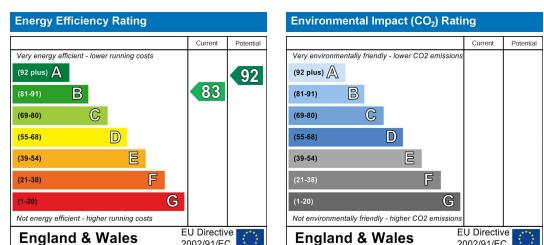
Area Map



Floor Plans



Energy Efficiency Graph



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