



## 14 Aquarius Drive

Sherford, Plymouth, PL9 8FH

£475,000



Detached house in a lovely position within Sherford with views over the park towards woodland. The accommodation is arranged over 3 levels. On the ground floor there is an entrance hall together with a lounge, kitchen/dining room plus a superb extended orangery & a downstairs wc/utility. The upper 2 floors host 5 double bedrooms, 2 of which have ensuite facilities & a family bathroom. There is also a spacious dual aspect first floor landing. Timber summer house/hot tub building (hot tub included). Garden & garage. Double-glazing & central heating.





AQUARIUS DRIVE, SHERFORD, PL9 8FH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 14'9 x 6'5 (4.50m x 1.96m)

Staircase ascending to the first floor. Under-stairs storage cupboard. Doors providing access to the ground floor accommodation.

LOUNGE 20'10 x 11'8 (6.35m x 3.56m)

2 windows to the front elevation. French internal doors with windows either side opening to the orangery.

KITCHEN/DINING ROOM 20'11 x 11' (6.38m x 3.35m)

An open-plan room with 2 windows to the front elevation. Ample space for dining table and chairs. Range of matching kitchen cabinets with work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Stainless-steel 5-burner gas hob with a splash-back and a cooker hood above. Built-in double oven and grill. Space for free-standing fridge-freezer. Integral dishwasher.

ORANGERY 26'9 x 10'3 (8.15m x 3.12m)

A superb extended room with a large lantern. Windows overlooking the garden. French doors leading to outside.

DOWNSTAIRS WC/UTILITY ROOM 6'5 x 5'10 (1.96m x 1.78m)

Fitted with a wc with a push-button flush and wall-mounted basin. Storage cupboards. Wall-mounted gas boiler concealed by a matching cabinet. Space and plumbing for washing machine. Obscured window to the rear elevation.

FIRST FLOOR LANDING

A generous first floor landing which is dual aspect with windows to the front and rear elevations. Views from the front. Staircase ascending to the top floor.

BEDROOM ONE 13'1 x 11'6 (3.99m x 3.51m)

2 windows to the front elevation with views over the park. Built-in wardrobe with sliding mirrored doors. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'9 x 5' (2.06m x 1.52m)

Comprising an enclosed double-sized tiled shower, wall-mounted basin and a wc with a push-button flush. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM FOUR 11'9 x 11'2 (3.58m x 3.40m)

Window to the rear elevation.

BEDROOM FIVE 11'10 x 9'4 (3.61m x 2.84m)

2 windows to the front elevation with views over the park.

FAMILY BATHROOM 7'7 x 6'3 (2.31m x 1.91m)

Comprising a bath with wall-mounted controls, tiled area surround and shower system over and a glass screen, wc with push-button flush and basin. Wall-mounted towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the rear elevation.

TOP FLOOR LANDING

Providing access to the remaining bedrooms. Velux-style skylight to the rear elevation. Airing cupboard housing the hot water cylinder.

BEDROOM TWO 14'8 x 10'8 (4.47m x 3.25m)

Window to the front elevation with views. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'11 x 5'2 (2.41m x 1.57m)

Comprising an enclosed double-sized tiled shower, basin and a wc with a push-button flush. Wall-mounted towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Skylight to the rear elevation.

BEDROOM THREE 17' x 11'11 (5.18m x 3.63m)

Dual aspect with a window to the front elevation and a skylight to the rear. Range of built-in wardrobes.

SUMMER HOUSE/HOT TUB HOUSE 16'11 x 8'8 at widest points (5.16m x 2.64m at widest points)

Constructed in timber. 3 skylights. Power and lighting. Feature inset LED lighting.

GARAGE 19'2 x 9'9 (5.84m x 2.97m)

Up-&-over style door to the front elevation. Power and lighting. Pitched roof providing some over-head storage. Rear access door.

OUTSIDE

The front garden is enclosed by railings and is laid to decking, shrubs and flowers including rose beds. There is an outside light. From the front garden there are pleasant views over the parkland towards woodland. To the rear, the garden has been landscaped with areas laid to chippings, decking and artificial grass. There is a rockery together with shrub and flower beds, a timber shed and a rear access gate.

COUNCIL TAX

Plymouth City Council  
Council tax band F

SERVICES

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

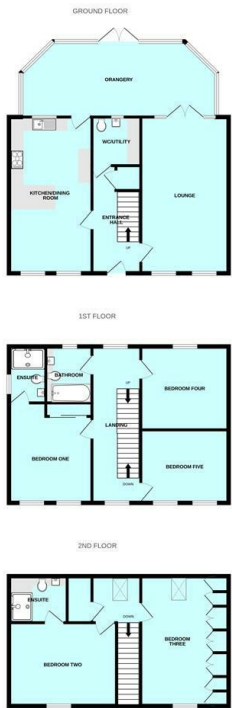
AGENT'S NOTE

There is an annual service charge of approximately £300 for the maintenance of the communal areas.

Area Map

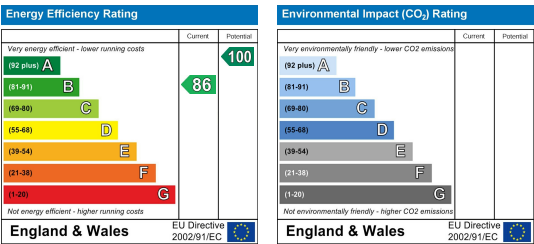


Floor Plans



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Energy Efficiency Graph



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