



## 19 Primrose Drive

Sherford, Plymouth, PL9 8WF

Offers Over £280,000



Available for sale is this delightful & beautifully-presented semi-detached family home. The accommodation briefly comprises an entrance hall, lounge, good-sized kitchen/dining room with adjoining cloakroom/wc, 3 bedrooms, master ensuite shower room & family bathroom. Front & rear lawned gardens. Off-road parking for a number of vehicles. The property is presented to a very high standard & definitely worth adding to your viewing list. No onward chain.



**PRIMROSE DRIVE, SHERFORD, PL9 8WF**

**ACCOMMODATION**

Access to the property is gained via the part double-glazed entrance door leading into the entrance hall.

**ENTRANCE HALL**

Stairs rising to the first floor. Built-in meter cupboard. Double-glazed window to the side elevation. Doors providing access to the ground floor accommodation.

**LOUNGE 13'10" x 13'4" at widest points (4.24 x 4.08 at widest points)**

Wall-mounted electric fire. Double-glazed window to the front elevation. Door leading into the kitchen/dining room.

**KITCHEN/DINING ROOM 16'7" x 9'4" excl walk-through area (5.06 x 2.86 excl walk-through area )**

Series of contemporary-style matching eye-level and base units with complementary rolled-edge work surfaces and matching up-stands. Inset one-&-a-half bowl acrylic sink unit with mixer tap. Built-in appliances include integrated washing machine, integrated dishwasher, fridge and freezer. Electric double oven and gas hob with an extractor hood above. Cupboard concealing the gas boiler. Attractive laminate flooring. Double-glazed window and French-style double doors leading out onto the rear garden.

**SEPARATE CLOAKROOM/WC 7'2" x 4'10" (2.20 x 1.48)**

Comprising a pedestal wash basin with mixer tap and low level toilet. Built-in extractor. Good-sized and very useful under-stairs storage cupboard.

**FIRST FLOOR LANDING**

Loft hatch. Doors providing access to the first floor accommodation.

**BEDROOM ONE 13'1" x 11'7" (4 x 3.55)**

Double-glazed window to the front elevation. Doorway leading to the ensuite shower room.

**ENSUITE SHOWER ROOM 5'8" x 5'3" (1.75 x 1.62)**

White modern suite comprising a corner-style shower cubicle with sliding shower screen doors, shower unit with spray attachment and tiled area surround, low level toilet and pedestal wash basin with mixer tap. Built-in extractor fan. Obscured uPVC double-glazed window to the front elevation.

**BEDROOM TWO 9'3" x 9'3" to wardrobe face (2.82 x 2.82 to wardrobe face)**

Built-in wardrobe to one alcove. Double-glazed window to the front elevation.

**BEDROOM THREE 12'8" x 7'1" at widest points (3.87 x 2.16 at widest points)**

Double-glazed window to the rear elevation.

**BATHROOM 7'0" x 6'5" (2.14 x 1.96)**

White modern suite comprising a panel bath with mixer tap, shower unit with spray attachment, folding shower screen and tiled area surround, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Built-in extractor.

**OUTSIDE**

To the front of the property there is a lawned front garden area with planted borders and enclosed by attractive railings. A tarmac drive provides off-road parking for 2 vehicles. Outside powerpoint. A gate gives access through to the rear garden. The rear garden is enclosed by block-walling and timber-fencing and has been laid to lawn.

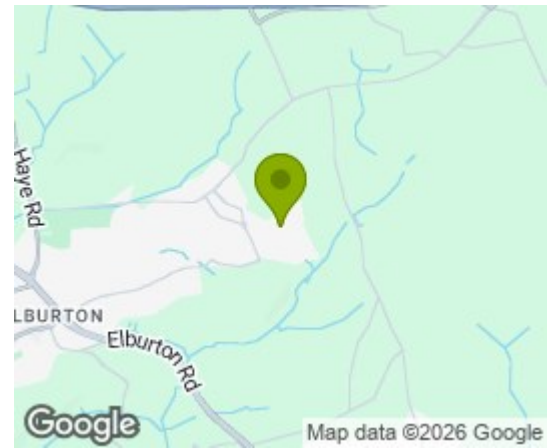
**COUNCIL TAX**

South Hams District Council  
Council tax band C

**SERVICES**

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

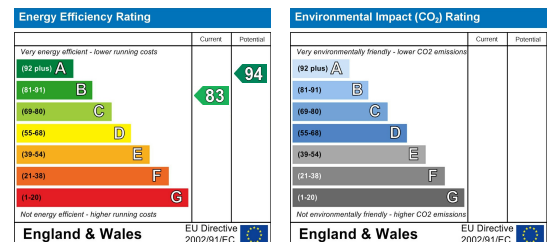
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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