Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

# 8 Thornyville Drive

## Oreston, Plymouth, PL9 7LF

**£330,000**

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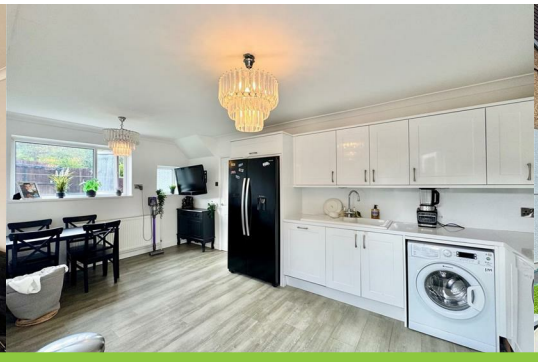
Located in the very popular district of Oreston is this older-style 3-bedroom semi-detached property which enjoys spacious accommodation comprising an entrance porch & hall, lounge and kitchen/dining room on the ground whilst on the first floor are 2 double bedrooms, dressing room & family bathroom. 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.

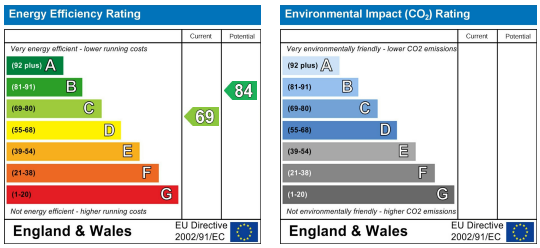
### COUNCIL TAX
Plymouth City Council
Council tax band C

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

## Area Map

## Floor Plans

## Energy Efficiency Graph

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