



## 4 Indus Place

Sherford, Plymouth, PL9 8FE

£227,500



Superb coach house with feature high ceilings situated in a nicely tucked-away position within Sherford. The accommodation briefly comprises an entrance hall providing integral access to the garage, generous first floor hallway/landing, open-plan living room & kitchen, 3 bedrooms & bathroom. Double-glazing & central heating.



INDUS PLACE, SHERFORD, PL9 8FE

ACCOMMODATION

Front door opening into the entrance hall. Doorway providing integral access to the garage.

ENTRANCE HALL

Staircase ascending to the first floor hallway/landing.

FIRST FLOOR LANDING

Providing access to the accommodation. Feature over-head Velux skylight. Loft hatch. Built-in cupboard with slatted shelving housing the gas boiler and consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN 21'5 x 18'10 @ widest point (6.53m x 5.74m @ widest point)

An open-plan dual aspect room with windows to the front and rear elevations. Ample space for seating and dining. Range of matching kitchen cabinets with matching work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. 4-burner gas hob with a stainless-steel splash-back and cooker hood above. Slimline wine fridge. Integral fridge and freezer. Fitted flooring throughout.

BEDROOM ONE 13'3 x 11'3 (4.04m x 3.43m)

Window to the front elevation.

BEDROOM TWO 9'9 x 9'10 (2.97m x 3.00m)

Velux skylight.

BEDROOM THREE 10'11 x 7'7 (3.33m x 2.31m)

2 windows to the front elevation.

BATHROOM 6'10 x 6'4 (2.08m x 1.93m)

Comprising a bath with a glass shower screen and a shower system over, pedestal basin and wc. Partly-tiled walls. Obscured window to the rear elevation.

GARAGE 21'7" x 17'5" at widest points (6.58m x 5.33m at widest points)

A generous garage with an up-&-over-style door to the front elevation. Timber shelving to the rear. Plumbing for the washing machine. Space for a tumble dryer. Power and lighting. Under-stairs storage cupboard. Gas meter. Water.

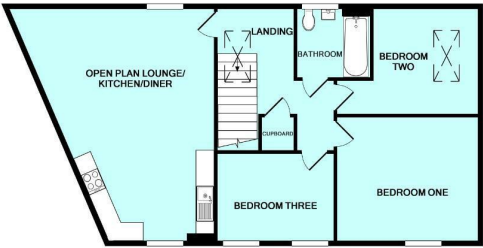
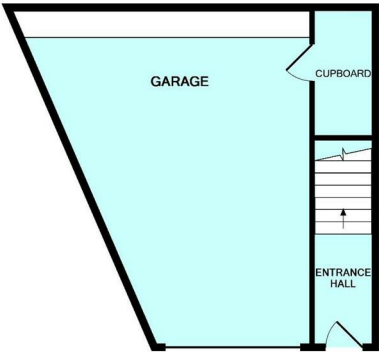
OUTSIDE

A brick-paved driveway precedes the garage. A covered canopy protects the main front door. Outside light.

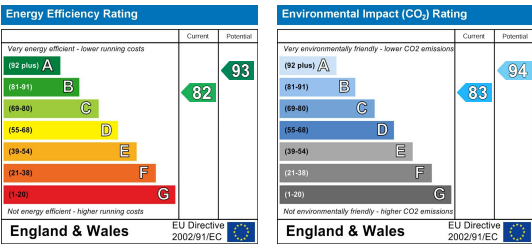
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.