



## 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.

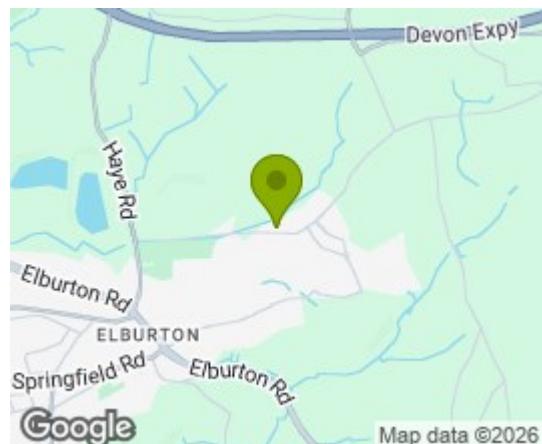
## GARAGE 21'7" x 17'5" at widest points (6.58m x 5.33m at widest points)

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.

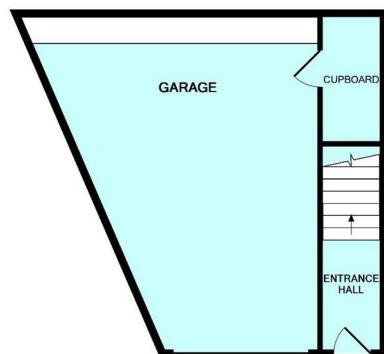
## OUTSIDE

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

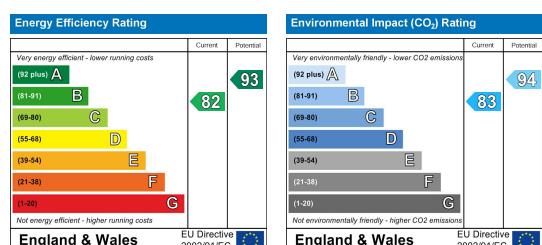
## Area Map



## Floor Plans



## Energy Efficiency Graph



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