# Julian Marks | PEOPLE, PASSION AND SERVICE



# **4 Carina Place**

Sherford, Plymouth, PL9 8GA

£450,000









Beautifully-presented detached house situated in a lovely position with a westerly-facing rear garden, garage and parking. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, open-plan kitchen/dining room & separate utility on the ground floor. On the first floor are the 4 bedrooms, family bathroom & master ensuite shower room. Double-glazing & central heating. Being sold with no onward chain.



#### CARINA PLACE, SHERFORD, PL9 8GA

# **ACCOMMODATION**

Front door opening into the entrance hall.

### ENTRANCE HALL 14'3 x 8'9 (4.34m x 2.67m)

Providing access to the accommodation. Feature high ceilings. Staircase ascending to the first floor. Under-stairs cupboard.

#### LOUNGE 19'10 x 12'2 (6.05m x 3.71m)

A dual aspect room with a window with fitted blinds to the front elevation and French doors to the rear opening onto the garden. Chimney breast with wood burner set onto a polished stone hearth. Feature high ceilings.

# KITCHEN/DINING ROOM 19'9 x 14'2 (6.02m x 4.32m)

An open-plan dual aspect room with a window with fitted blinds to the front elevation and French doors to the rear. Ample space for dining table and chairs. Fitted kitchen with a range of cabinets with matching fascias, work surfaces and splash-backs. Inset sink with a work-top mounted mixer tap. Built-in double oven and grill. Inset stainless-steel 5-burner gas hob with a stainless-steel splash-back and cooker hood above. Integral dishwasher, fridge and freezer. Feature high ceilings.

# UTILITY ROOM 8'8 x 5'2 (2.64m x 1.57m)

Matching cabinets and work surface. Stainless-steel single drainer sink. Integral washing machine. Wall-mounted gas boiler. Coat hooks. Feature high ceilings. Partly-glazed door to the rear overlooking the garden and leading to outside.

#### DOWNSTAIRS CLOAKROOM/WC 6'9 x 3'1 (2.06m x 0.94m)

Fitted with a wc and pedestal basin. Feature high ceilings.

# FIRST FLOOR LANDING

Providing access to the first floor accommodation. Recessed cupboard housing with slatted shelving and housing the hot water cylinder. Loft hatch.

# BEDROOM ONE 14'6 x 10'2 (4.42m x 3.10m)

Feature panelling to one wall. Window to the rear elevation with views over the garden and beyond.

#### ENSUITE SHOWER ROOM 8'8 x 5'2 (2.64m x 1.57m)

Comprising a double-sized enclosed shower with a bi-folding glass screen, pedestal basin with a matching splash-back and wc. Mirrored bathroom cabinet. Obscured window to the rear elevation.

# BEDROOM TWO 12'5 x 10'1 (3.78m x 3.07m)

Window to the rear elevation with views over the garden and beyond.

# BEDROOM THREE 11'1 x 9'2 (3.38m x 2.79m)

Window to the front elevation.

# BEDROOM FOUR 12'4 x 9'3 (3.76m x 2.82m)

Window to the front elevation.

# FAMILY BATHROOM 11'2 x 5'7 (3.40m x 1.70m)

Comprising a bath with tiled area surround, an enclosed tiled shower with bi-folding glass screen, pedestal basin with a matching tiled splash-back and wc. Mirrored cabinet. Obscured window to the front elevation.

# GARAGE 20'1 x 9'10 (6.12m x 3.00m)

Up-&-over door. Pitched roof. Power and lighting. EV car charger.

#### OUTSIDE

The garden is landscaped being laid to lawn and patio together with a pergola, pond and bordering shrubs.

# **COUNCIL TAX**

Plymouth City Council

Council tax band E

# **SERVICES**

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

# **Area Map**



### Floor Plans

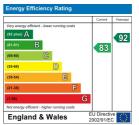
GROUND FLOOR

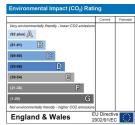


1ST FLOOR



# **Energy Efficiency Graph**





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