Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



11 Lyndhurst Close

Peverell, Plymouth, PL2 3DN

£299,950

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Located within a private cul-de-sac position is this lovely dormer style semi-detached property. It is being sold with no onward chain and has been recently refurbished including new carpets. Attractive, redecorated accommodation throughout comprising an entrance hall with downstairs cloakroom/wc, new modern fitted kitchen, lounge leading to a separate dining area, rear conservatory/porch on the ground floor. On the first floor are 3 generous-sized bedrooms & modern bathroom. The property is located opposite a local green with a garage in an adjacent bloc.







LYNDHURST CLOSE, PEVERELL, PLYMOUTH PL2 3DN Accommodation (Accommodation)

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

ENTRANCE HALL 11'0" x 9'4" (3.35 x 2.84)

Turning staircase ascending to the first floor accommodation. Under-stairs storage cupboards, one of which houses the consumer unit and electric meter. Doors leading to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level toilet and sink unit. Obscured double-glazed window to the side elevation.

LOUNGE 13'8" x 12'9" (4.17 x 3.89)

Double-glazed window to the front elevation. Opening leading into the dining area.

DINING AREA 12'7" x 8'4" (3.84 x 2.54)

Double-glazed sliding patio doors leading into the rear conservatory.

CONSERVATORY

Pitched polycarbonate roof. uPVC double-glazed frame and double-glazed window to the side and rear elevations. Doorway lead out to the rear garden.

KITCHEN 10'4" x 8'4" (3.15 x 2.54)

A new contemporary-styled kitchen with matching eye-level and base units with work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring electric hob with an electric oven beneath and a built-in extractor above. Space and plumbing for washing machine. Space for a fridge-freezer. Obscured double-glazed window to the rear elevation. Doorway providing access to the side porch.

SIDE PORCH

Further door leading out to the side of the property.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the side elevation. Loft hatch. Built-in cupboard housing the gas boiler.

BEDROOM ONE 11'10" x 11'5" to rear of wardrobe (3.61 x 3.48 to rear of wardrobe)

Double-glazed window to the front elevation with a view out over the local green. Built-in storage.

BEDROOM TWO 15'6" x 8'4" including vanity alcove (4.72 x 2.54 including vanity alcove)

Double-glazed window to the rear. elevation providing an outlook over the rear garden. Built-in recessed storage area.

BEDROOM THREE 8'6" x 8'6" (2.59 x 2.59)

A good-sized third bedroom. Double-glazed window to the front elevation with a view out over the local green. Walk-in storage.

BATHROOM 7'7" x 5'6" (2.31 x 1.68)

White modern suite comprising a panel bath with twin hand-grips and shower unit and spray attachment over, pedestal wash basin and low-level toilet. Fully-tiled walls. Obscured double-glazed window to the rear elevation.

OUTSIDE

The front garden area is home to a number of mature shrubs. A path with further flower beds extends down the side of the property through to the rear. The garden to the rear is fenced enclosed and partly laid to gravel. There is a outside storage shed.

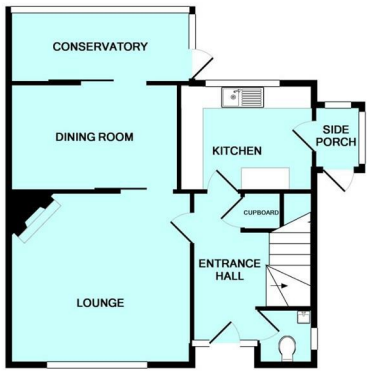
COUNCIL TAX

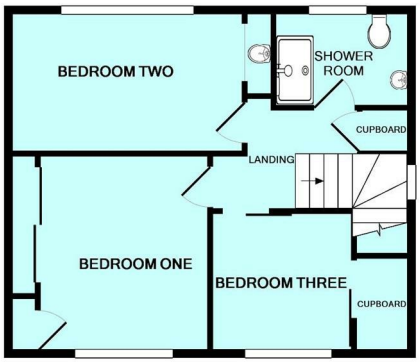
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Council tax band C

Area Map

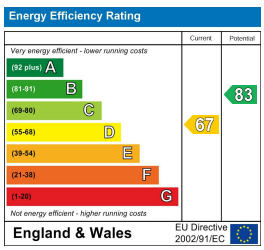


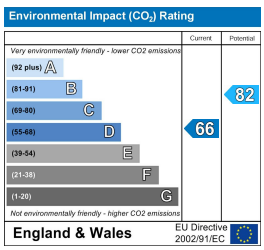
Floor Plans





Energy Efficiency Graph





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