



## 4 Meadowside

Plymstock, Plymouth, PL9 8SB

**Price Guide £270,000**



Extended semi-detached family home situated in a quiet tucked-away position within the cul-de-sac. The accommodation briefly comprises an entrance hall, lounge and kitchen/dining room. Alongside the property is a ground floor extension which provides a generous reception room or ground floor 4th bedroom together with an ensuite wet room. On the first floor there are 3 bedrooms & a shower room. Driveway. Front & rear gardens. Mostly uPVC double-glazing & gas central heating. No onward chain.





## MEADOWSIDE, PLYMSTOCK, PL9 8SB

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Doorway leading to the staircase ascending to the first floor.

### LOUNGE 16 x 11'8 (4.88m x 3.56m)

uPVC double-glazed window to the front elevation. Chimney breast with fireplace. Doorway opening into the kitchen/dining room.

### KITCHEN/DINING ROOM 15' x 8' (4.57m x 2.44m)

Situated to the rear of the property. Ample space for table and chairs. Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space and plumbing for washing machine. Space for free-standing fridge/freezer. Space for cooker. Under-stairs storage cupboard housing the consumer unit and electric meter. 2 windows overlooking the garden.

### EXTENDED RECEPTION ROOM/4TH BEDROOM 12'9 x 11 (3.89m x 3.35m)

A generous room with uPVC double-glazed doors to the rear elevation which open onto the garden. The room is accessible from the kitchen/dining room and the hallway. Doorway opening into the wet room.

### WET ROOM 10'2 x 5'9 (3.10m x 1.75m)

Superbly-fitted wet room with waterproof floor and a shower area with a fixed glass screen and a Mira shower system, wc and a pedestal wash handbasin with a matching splash-back. Partly-tiled walls. Obscured double-glazed window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. uPVC double-glazed window to the side elevation.

### BEDROOM ONE 13'7 x 8'6 (4.14m x 2.59m)

Built-in cupboards. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 10'8 x 8'5 (3.25m x 2.57m)

Window to the rear elevation overlooking the garden.

### BEDROOM THREE 10'8 x 6'3 (3.25m x 1.91m)

Built-in over-stairs cupboard. uPVC double-glazed window to the front elevation.

### SHOWER ROOM 6'2 x 5'6 (1.88m x 1.68m)

Fitted with an enclosed shower with a curved glass screen, wash handbasin and wc. Obscured window to the rear elevation. Loft access hatch.

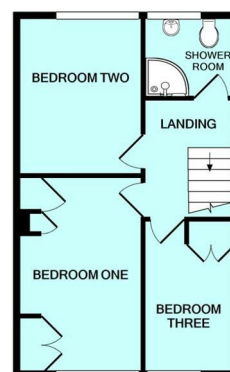
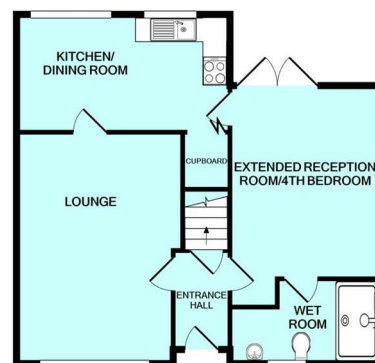
### OUTSIDE

To the front a driveway provides access and off-road parking. The front garden is laid to lawn bordered by shrubs. The rear garden is laid to lawn with hedging. There is a paved patio area laid adjacent to the rear elevation and an outside light.

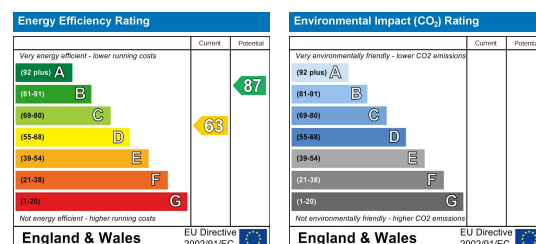
## Area Map



## Floor Plans



## Energy Efficiency Graph



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