



59 Gemini Road

Sherford, Plymouth, PL9 8FL

£489,950



Spend time in viewing this stylish and beautifully presented 3-storey property located on the edge of Sherford convenient to the country park and within easy reach of Elburton village. It enjoys spacious and luxurious accommodation including 5 bedrooms, 3 of which have ensuite shower rooms. In addition there is a family bathroom, downstairs cloakroom/wc, kitchen/dining room with a range of built-in appliances and a lounge. The property affords a flexible style of living and has attractive mature gardens, garage and parking.



GEMINI ROAD, SHERFORD, PL9 8FL

ACCOMMODATION

Access is gained via a gated and railed front garden area with a lovely private sitting space. Steps lead up to the main front entrance. Solid entrance door leading into the hallway.

ENTRANCE HALL

An 'L-shaped' entrance hall with stairs rising to the first floor accommodation. Under-stairs storage cupboard. Tiled floor. Providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 7'10" x 4'11" (2.39 x 1.52)

Fitted with a pedestal basin with a mixer tap and a low level toilet. Tiled floor. Built-in extractor. Obscured double-glazed window to the rear elevation.

KITCHEN/DINING ROOM 20'6" overall length x 14'11" at widest points inc (6.25 overall length x 4.56 at widest points incl k)

Series of contemporary-style matching eye-level and base units with rolled-edge work surfaces and mosaic style tiled splash-back. Inset one- $\frac{1}{2}$ -a-half bowl single drainer sink unit with a hot tap. Built-in 5-ring gas hob with a splash-back and an extractor hood above. Electric double oven and grill. Integrated appliances include dishwasher, washing machine, fridge and freezer. Cupboard concealing the boiler. Tiled floor. Within the dining area there is an additional built-in storage cupboard concealing the tumble dryer. Suitable space for an American-style fridge-freezer. High ceiling. Double-glazed window to the rear. French-style double doors providing a pleasant outlook and access onto the rear garden.

LOUNGE 17'4" x 11'6" (5.29 x 3.52)

An impressive main reception room with 3 double-glazed sash windows overlooking the front elevation towards the country park and a further double-glazed sash window to the side elevation. High ceiling.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Built-in storage cupboard with shelving. Stairs rising to the second floor.

BEDROOM FIVE 11'10" x 7'11" (3.62 x 2.43)

Sash style double-glazed window to the front elevation with an outlook towards the edge of the country park.

FAMILY BATHROOM 8'6" x 6'0" (2.61 x 1.85)

A well appointed bathroom comprising a bath with a tiled area surround, mixer tap, shower unit, spray attachment and a shower screen, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Inset ceiling spotlights. Built-in extractor. Obscured double-glazed window to the rear elevation.

BEDROOM ONE 12'11" x 10'6" (3.95 x 3.22)

2 double-glazed windows to the rear elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 8'7" x 5'1" (2.64 x 1.55)

Comprising a tiled shower cubicle with a shower unit with a spray attachment and a sliding shower screen door, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Partly-tiled walls. Obscured double-glazed window to the rear.

DRESSING ROOM 7'11" x 6'3" to wardrobe rear (2.42 x 1.92 to wardrobe rear)

Mirror-fronted full-length wardrobe providing storage and hanging space. Loft hatch. Double-glazed sash window to the front elevation.

BEDROOM FOUR 11'8" x 9'1" (3.58 x 2.78)

Double-glazed window to the front elevation overlooking the edge of the country park. Built-in mirror-fronted wardrobe.

SECOND FLOOR LANDING

Providing access to the second floor accommodation.

BEDROOM TWO 15'3" x 11'11" to wardrobe face (4.65 x 3.64 to wardrobe face)

Mirror-fronted wardrobe providing a useful storage and hanging space. 2 double-glazed windows to the front elevation overlooking the country park. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM 8'0" x 4'10" (2.45 x 1.49)

Comprising a tiled shower cubicle with a shower unit with a spray attachment and a sliding shower screen door, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Partly-tiled walls. Built-in extractor fan. Inset ceiling spotlights.

BEDROOM THREE 12'0" x 9'4" to the wardrobe face (3.66 x 2.86 to the wardrobe face)

2 double-glazed windows to the rear elevation. Built-in mirror-fronted wardrobes. Built-in cupboard housing the pressurised hot water cylinder. Built-in desk. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 5'9" x 5'0" (1.76 x 1.53)

Comprising a tiled shower cubicle with a shower unit with spray attachment and sliding shower screen doors, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Partly-tiled walls. Built-in extractor. Inset ceiling spotlights. Obscured double-glazed window to the rear elevation.

OUTSIDE

At the front of the property there is a railed enclosed front garden area with a flowered and gravelled section and an attractive private sitting area adjacent to the front steps screened by mature hedging. At the rear there is a fenced enclosed garden with a central paved sitting area, raised lawn and flower beds. The garden is home to a variety of mature flowering shrubs, plants and climbers including clematis and rose. There is a further decked side section of garden and a pathway leads behind the garage to the gated drive, with access out onto Andromeda Grove.

GARAGE 19'7" x 9'8" (5.97 x 2.96)

Up-&-over door to the front elevation. Power and lighting. Eaves storage.

COUNCIL TAX

South Hams District Council
Council tax band E

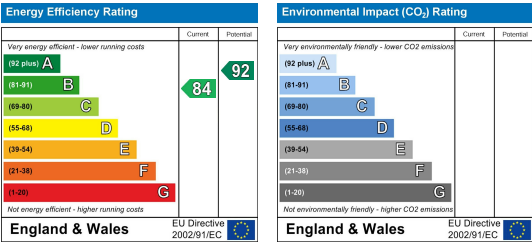
Area Map



Floor Plans



Energy Efficiency Graph



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