



28 Aquarius Drive

Sherford, Plymouth, PL9 8FH

Offers Over £450,000



Superbly-presented semi-detached house with spacious & comprehensive accommodation throughout. The property is in a lovely position with views towards Elburton. Briefly the accommodation comprises an entrance hall, downstairs cloakroom/wc, lounge & an open-plan kitchen/dining room. The upper floors host 5 bedrooms, & a study. There is also a family bathroom, and 3 of the bedrooms have ensuite shower rooms. Level landscaped garden to the rear. Garage. Double-glazing & central heating. No onward chain.



AQUARIUS DRIVE, SHERFORD, PL9 8FH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'5 x 6'1 (3.18m x 1.85m)

Tiled. Feature high ceiling. Window to the side elevation. Doors providing access to the ground floor accommodation.

LOUNGE 17'4 x 11'7 (5.28m x 3.53m)

A dual aspect room with 3 windows to the front elevation and a window to the side. Oak flooring. Feature high ceiling.

KITCHEN/DINING ROOM 18'4 x 14'10 (5.59m x 4.52m)

A spacious open-plan room with feature high ceiling. Ample space for seating and dining. The kitchen area is fitted with a range of cabinets with contrasting Quartz-style work surfaces. Inset Stainless-steel one-&-a-half bowl sink.5-burner gas hob with a cooker hood above. Double oven and grill. Tiled splash-backs. Built-in fridge-freezer, dishwasher and washing machine. Wine rack. Wine fridge. Tiled floor throughout. Staircase ascending to the first floor. Under-stairs cupboard. 2 doors to the rear elevation overlooking and opening onto the garden.

DOWNSTAIRS CLOAKROOM/WC 8' x 4'3 (2.44m x 1.30m)

Comprising a wc and pedestal basin with a tiled splash-back. Tiled floor. Feature high ceiling. Window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Oak flooring. Staircase ascending to the top floor.

BEDROOM THREE 13' x 10'10 (3.96m x 3.30m)

2 windows to the rear elevation. Built-in wardrobe with sliding mirrored doors. Oak flooring. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'7 x 5' (2.62m x 1.52m)

Comprising a double-sized enclosed shower, wall-mounted basin and wall-mounted wc with a concealed cistern and a push button flush. Wall-mounted towel rail/radiator. Obscured window to the rear elevation.

BEDROOM FOUR 11'9 x 9'1 (3.58m x 2.77m)

Window to the front elevation with views. Oak flooring.

BEDROOM FIVE 11'9 x 7'11 (3.58m x 2.41m)

Window to the front elevation. Oak flooring.

STUDY 7'9 x 6'3 (2.36m x 1.91m)

Window to the front elevation. Oak flooring.

FAMILY BATHROOM 8'3 x 6'2 (2.51m x 1.88m)

Comprising a bath with a shower system over, tiled area surround and a glass shower screen, wall-mounted basin and wc with a concealed cistern and a push-button flush. Towel rail/radiator. Partly-tiled walls. Obscured window to the rear elevation.

TOP FLOOR LANDING

Providing access to the bedrooms one and two. Oak flooring. Loft hatch.

BEDROOM ONE 17'5 to wardrobe rear x 11'10 (5.31m to wardrobe rear x 3.61m)

A generous double bedroom running the full-width of the property. Built-in wardrobe with sliding mirrored doors. Oak flooring. 2 windows to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8' x 4'11 (2.44m x 1.50m)

Comprising a double-sized tiled shower, wall-mounted basin and a wall-mounted wc with a concealed cistern and push-button flush. Towel rail/radiator. Partly-tiled walls. Tiled floor.

BEDROOM TWO 12' x 11'7 to wardrobe rear (3.66m x 3.53m to wardrobe rear)

2 windows to the rear elevation. Built-in wardrobe with sliding mirrored doors. Built-in cupboard housing the Megaflow hot water cylinder. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'1 x 5' (2.46m x 1.52m)

Comprising a double-sized tiled shower, wall-mounted basin and wall-mounted wc with concealed cistern and push-button flush. Towel rail/radiator. Partly-tiled walls. Tiled floor. Obscured window to the rear elevation.

GARAGE 19'9 x 9'8 (6.02m x 2.95m)

Up-&-over door. Pitched roof with over-head storage. Power.

OUTSIDE

The front garden is enclosed by railings and is laid to lawn and bordered by shrubs. The landscaped rear garden is laid to lawn together with a patio and decking area. There is a raised shrub bed and a pathway leads to a timber gate accessing the garage.

COUNCIL TAX

Plymouth City Council
Council tax band E

SERVICES

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

MANAGEMENT CHARGE

There is an annual service charge of c£250 per annum to cover maintenance of the communal areas.

Area Map

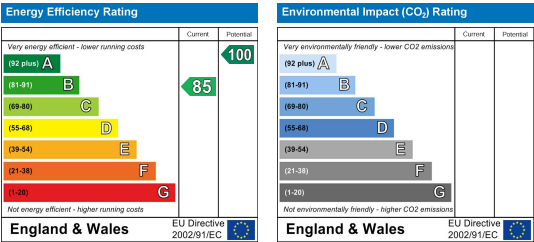


Floor Plans



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Energy Efficiency Graph



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