



25 Afflington Road

Saltram Meadow, Plymouth, PL9 7GH

£325,000



A beautifully-presented modern detached house with landscaped gardens to the rear together with front garden, driveway and garage. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge and an open-plan kitchen/dining room leading onto the garden. On the first floor a landing provides access to the 3 bedrooms, family bathroom and ensuite shower room. Double-glazing & central heating.



AFFLINGTON ROAD, SALTRAM MEADOW, PL9 7GH

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 5'2 x 3'6 (1.57m x 1.07m)

Partly-glazed door leading through to the lounge. Integral access to the garage. Fitted flooring.

LOUNGE 16'2 10'3 (4.93m x 3.12m)

Window with fitted blind to the front elevation. Fitted flooring. Partly-glazed door leading into the inner hall.

INNER HALL

Stairs with feature panelling rising to the first floor. Fitted flooring. Doorway through to the kitchen.

KITCHEN/DINING ROOM 18'10 x 7'8 (5.74m x 2.34m)

A superbly-fitted room running the full-width of the property. Ample space for dining table and chairs. Kitchen cabinets with matching fascias, work surfaces and splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Ideal gas boiler concealed by a matching cabinet. Tiled floor throughout. Part-timber paneling to one of the walls. Inset ceiling spotlights. Window with fitted blind to the rear elevation. French doors with fitted vertical blinds.

DOWNSTAIRS CLOAKROOM/WC 4'11 x 3' (1.50m x 0.91m)

Fitted with a wc and a pedestal basin. Tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a fitted loft ladder providing access to the loft, which has lighting and is partly-boarded. Cupboard with shelving.

BEDROOM ONE 14'1 x 9'7 (4.29m x 2.92m)

A generous master bedroom situated to the front of the property. 2 windows with fitted blinds. Fitted flooring. Part-timber panelling. Doorway providing access to the ensuite shower room.

ENSUITE SHOWER ROOM 6'11 x 4'5 (2.11m x 1.35m)

Comprising an enclosed tiled shower, pedestal basin and wc. Chrome towel rail/radiator. Inset ceiling spotlights. Obscured window with a fitted blind to the front elevation.

BEDROOM TWO 11'2 x 8'10 (3.40m x 2.69m)

Window with a fitted blind to the rear elevation. Fitted flooring.

BEDROOM THREE 9'8 x 7'9 (2.95m x 2.36m)

Window with a fitted blind to the rear elevation. Fitted flooring.

FAMILY BATHROOM 8'10 x 5'7 (2.69m x 1.70m)

Comprising a bath, pedestal basin and wc. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights. Obscured window to side elevation.

GARAGE 16'2 x 8' (4.93m x 2.44m)

Up-&-over style door to the front elevation. Integral access to the property. Power and lighting.

OUTSIDE

To the front, the garden is landscaped with an area of lawn, together with chippings and a flower bed. Porcelain tiles lead to the main front door, which has a covered canopy and an outside light. The rear garden is superbly landscaped with areas laid to artificial grass, porcelain tiles and decking. Outside lighting. Outside power points.

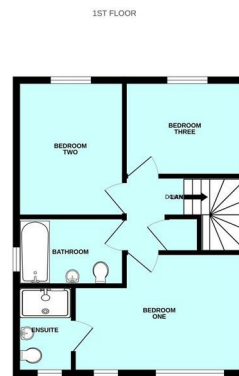
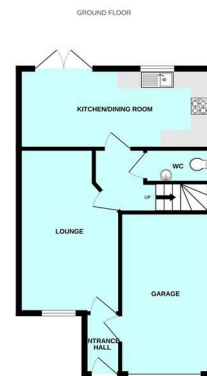
COUNCIL TAX

Plymouth City Council
Council tax band D

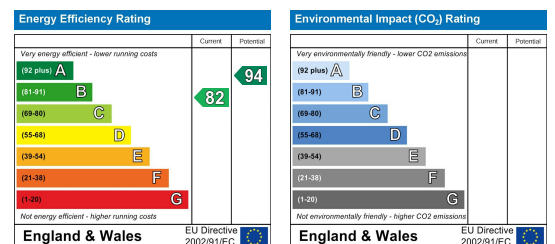
Area Map



Floor Plans



Energy Efficiency Graph



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