



## 21 Lockyer Road

Mannamead, Plymouth, PL3 4RL

£685,000



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### LOCKYER ROAD, MANNAMEAD, PLYMOUTH, PL3 4RL

#### LOCATION

Found in this prime, popular, residential area of Mannamead with a variety of local services & amenities nearby including schools, a daycare & dentist etc. The position convenient for access into the city & close by connection to major routes in other directions.

#### ACCOMMODATION

Entrance via a wooden door which opens into the vestibule.

#### VESTIBULE

5'1" x 4'11" (1.56 x 1.52)

Dado rail. Wooden door with glazed panels opens to the entrance hall. Covings.

#### ENTRANCE HALL

20'10" x 6'11" maximum (6.36 x 2.13 maximum)

Welcoming hallway. Exposed wooden floorboards. Staircase rising to the first floor landing. Dado rail. Covings. Doors leading to the sitting room, dining room, gym/reception room and bathroom. Door leading to a staircase leading to the lower ground floor.

#### SITTING ROOM

17'10" x 12'11" (5.44 x 3.94)

Exposed wooden floorboards. Feature fireplace with marble hearth & surround. Tiled inset & open grate with tiled hearth. uPVC double-glazed bay window to the front. Ceiling rose. Covings. Picture rail.

#### DINING ROOM

17'4" x 13'3" (5.3 x 4.05)

Exposed wooden floorboards. uPVC double-glazed bay window to the front. Feature fireplace with marble hearth surround, cast iron inset, decorative tiles around, tiled hearth & living flamm gas fire which is not connected. Picture rail. Covings. Ceiling rose. Twin wooden doors open to the kitchen.

#### KITCHEN

17'2" x 13'1" (5.24 x 4.01)

Attractive modern matching base & wall mounted units with a central island with quartz worktop which incorporates a 5 ring range cooker with inset extractor fan. Central island allows for a breakfast bar. Inset Belfast sink with tiled splash-back. Space for an American fridge/freezer. Integrated dishwasher. Feature fireplace with marble hearth & surround, cast iron inset, open grate. Above & under ambient lighting. Exposed wooden floorboards. uPVC double-glazed window to the rear overlooking the garden. Ceiling rose. Covings. Picture rail.

#### GYM/RECEPTION ROOM

13'3" x 10'11" (4.06 x 3.34)

Picture rail. uPVC double-glazed window to the rear.

#### BATHROOM

13'4" x 7'6" (4.08 x 2.3)

Matching opulent suite of a 4 claw free standing bath, separate walk-in shower with dual shower heads both handheld & rainfall. Tiled floor. Wash hand basin inset into roll edge stone worktop. Wood cladding to dado height. Close coupled wc. Underfloor heating. Ceiling spotlights. uPVC double-glazed window to the rear overlooking the garden.

#### HALF LANDING

Doors leading off to cloakroom, shower room & storage cupboard.

#### CLOAKROOM

5'7" x 3'1" (1.72 x 0.96)

Wood effect laminate flooring. Dado rail. Close coupled wc. Obscured uPVC double-glazed window to the rear.

#### SHOWER ROOM

6'5" x 6'6" (1.97 x 1.99)

Matching suite of walk-in shower cubical, fitted electric Triton shower, wash hand basin inset vanity storage cupboards below. Wood effect laminate flooring. Obscured uPVC double-glazed window to the rear. Walls are part-tiled, concrete effect panelling.

#### FIRST FLOOR LANDING

Staircase rising to the second floor. Doors leading to the bedrooms.

#### BEDROOM ONE

17'7" x 13'3" (5.36 x 4.04)

Feature fireplace & surround with cast iron inset. uPVC double-glazed bay window to the front. Picture rail. Covings. Doors open to en-suite

#### EN-SUITE

9'2" x 5'9" (2.8 x 1.76)

Matching contemporary suite of walk-in shower with Herringbone style effect tiled. Electric Triton shower with both handheld & rainfall shower heads. Close coupled wc. Wash hand basin inset into wood vanity storage cupboard below. uPVC double-glazed window to front with extractor fan. Covings. Ceiling rose. Wall mounted heated towel rail. Tiled floor.

#### BEDROOM TWO

17'6" x 12'2" (5.34 x 3.72)

Decorative feature fireplace with cast iron mantle & surround with open grate. uPVC double-glazed window to the front. Covings. Picture rail.

#### BEDROOM THREE

16'4" x 13'3" (4.98 x 4.04)

Feature fireplace with wood mantle & surround with cast iron inset. uPVC double-glazed bay window to the rear with distant views over Plymouth towards the ferry port. Covings. Picture rail.

#### BEDROOM FOUR

13'0" x 11'0" (3.98 x 3.36)

Feature fireplace with cast iron mantle & surround with open grate. uPVC double-glazed window to the rear with views over the garden & over Plymouth. Covings. Picture rail.

#### SECOND FLOOR LANDING

Doors leading to bedrooms 5, 6 & loft room/store.

#### BEDROOM FIVE

13'3" x 13'0" (4.05 x 3.97)

Wash hand basin with tiled splash-back. Storage cupboard into the eaves. uPVC double-glazed window to the rear with distant views over Plymouth & towards Cornwall.

## BEDROOM SIX

13'5" x 11'1" (4.09 x 3.38)

Pedestal wash hand basin with tiled splash-back. Storage cupboard into the eaves. uPVC double-glazed window to the rear overlooking the garden with views over Plymouth & into Cornwall.

## LOFT/STORE ROOM

32'8" 8'2" (9.96 x 2.51)

Two velux windows to the front.

## LOWER GROUND FLOOR

24'9" x 7'2" (7.56 x 2.2)

Doors leading off to the laundry room, bathroom, study, cinema room & wine cellar. uPVC double-glazed window to the rear. uPVC double-glazed door opens to the rear garden.

## BATHROOM

13'3" x 10'11" (4.05 x 3.35)

Matching suite of panelled bath, separate shower cubicle, bidet, wc & pedestal wash hand basin. Part-tiled walls. Chrome heated towel rail. Grey wood effect laminate flooring Obscured uPVC double-glazed window to the rear.

## CINEMA ROOM

13'10" x 13'1" plus the bay (4.23 x 4.01 plus the bay)

Restricted head height. Ceiling spotlights. uPVC double-glazed window to the front.

## LAUNDRY ROOM

14'1" x 13'2" (4.3 x 4.03)

Roll edge laminate work surface has space under for washing machine. Fitted base units. Floor mounted Worcester boiler. uPVC double-glazed window to the rear. Ceiling spotlights.

## STUDY

13'7" x 11'10" plus the bay (4.16 x 3.63 plus the bay)

Restricted head height. Single-glazed window to the front looking into the laundry room. uPVC double-glazed window to the front. High level fitted storage cupboards.

## WINE CELLAR

4'3" x 3'11" (1.3 x 1.21)

Wooden glazed door to the front. Step leads up to the room currently fitted with wine racks.

## STORE

5'4" x 3'9" (1.65 x 1.15)

Pedestal wash hand basin. uPVC obscured double-glazed window to the rear.

## GARDEN

An enclosed south facing rear garden consists of a large decked seating area & a section of crazy paving to one side which over look the main garden which is laid to lawn and having flower bed borders, vegetable patches and a path running down through the garden to the rear boundary where stands a greenhouse, metal shed & access into the 2 garages.

## OUTSIDE

### GARAGE ONE

16'7" x 16'2" (5.06 x 4.95)

Double garage. Courtesy door into the side. Electric roller door. Power & light available.

### GARAGE TWO

16'4" x 11'5" (4.99 x 3.5)

Single garage. Electric roll door to the front. Courtesy gate giving access to the access lane. Electric car charging point.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

## SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

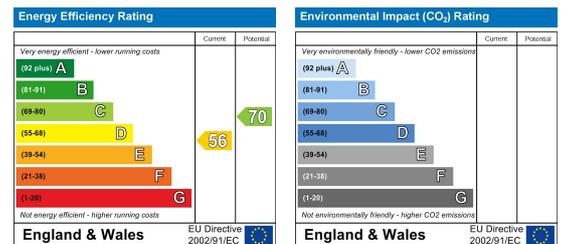


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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