



46 Powderham Road

Hartley Vale, Plymouth, PL3 5SG

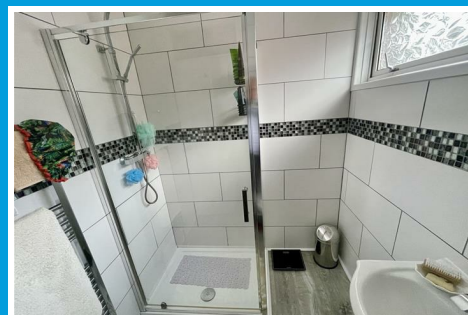
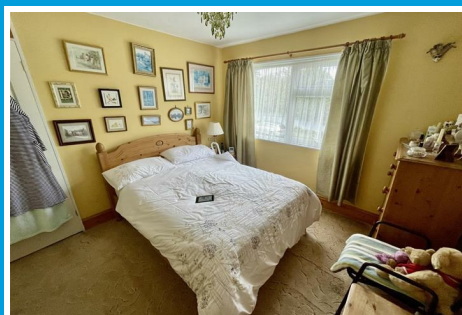
Offers In Excess Of £400,000



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POWDERHAM ROAD, HARTLEY VALE, PLYMOUTH, PL3 5SG

SUMMARY

Circa 1960s built detached extended house with uPVC double-glazing & gas central heating with modern boiler. Standing on a corner plot with wrap around gardens. The accommodation comprises hall, downstairs wc, spacious lounge, dining room, large conservatory, 21ft long fitted kitchen, study/bedroom 4, 3 further bedrooms & shower room/wc. The benefit of parking on a wide private drive with potential to extend house & create more off-street parking. Mature well kept gardens to the front, side & rear.

LOCATION

Found in this popular, residential area of Hartley Vale with a local bus service. Easy access into the city & close by connection to major routes in other directions.

ACCOMMODATION

STORM PORCH

Double-glazed door into the reception hall.

RECEPTION HALL

Access into the attached garage, downstairs wc & into the lounge.

LOUNGE

18'8 x 10'8 overall (5.69m x 3.25m overall)

Two picture windows to the front & focal feature fireplace. Door to;

DINING ROOM

13' x 12' maximum (3.96m x 3.66m maximum)

Doorway to the kitchen. Staircase rises to the first floor. Twin French doors into;

CONSERVATORY

14'2 x 13'5 maximum (4.32m x 4.09m maximum)

Overlooking the rear garden with French doors to the rear.

KITCHEN

21'8 x 7'7 (6.60m x 2.31m)

A good range of cupboard & drawer storage. 1.5 bowl stainless steel sink unit. Integrated appliances include a Hotpoint dual oven/grill, Credaplan 4 ring electric hob with 2 halogen rings. A cupboard housing the mains electric consumer unit & mains gas meter.

STUDY/BEDROOM FOUR

12' x 9'1 floor area plus (3.66m x 2.77m floor area plus)

2ft deep built-in cupboard storage to one end. Window overlooking the rear garden.

WC

Wash hand basin & wc.

FIRST FLOOR

LANDING

Sliding mirror fronted doors to built-in storage cupboards & housing the Navien 2/3 year old gas

boiler servicing the central heating & domestic hot water.

BEDROOM ONE

12'9 x 11'7 maximum (3.89m x 3.53m maximum)

Picture window overlooking the rear garden.

BEDROOM TWO

12' x 10'5 maximum (3.66m x 3.18m maximum)

Picture window to the front.

BEDROOM THREE

8' x 7'9 (2.44m x 2.36m)

Window to the front.

SHOWER ROOM

Shower, wc & wash hand basin.

EXTERNALLY

Wide private drive giving access to the garage at the front. Wrap around gardens to the front & side. Herewith a second drive. Enclosed landscaped

mature rear garden with patio areas & ornamental pond.

GARAGE

21'4 x 8'7 (6.50m x 2.62m)

Up & over door to the front. Pedestrian door to the rear. Plumbing laid on suitable for an automatic washing machine. Space for tumble dryer & other white goods.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



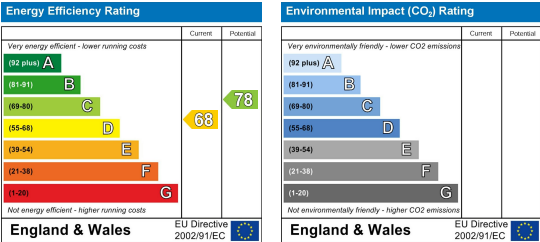
Floor Plan



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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