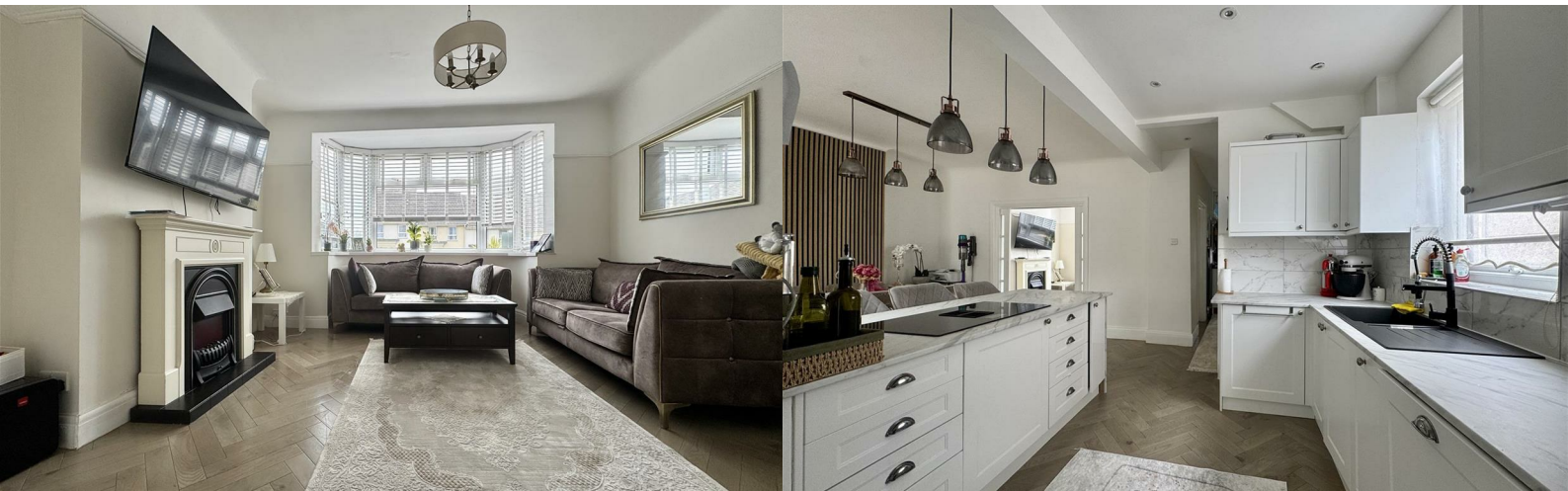




## 101 Efford Road

Higher Compton, Plymouth, PL3 6NG

£325,000

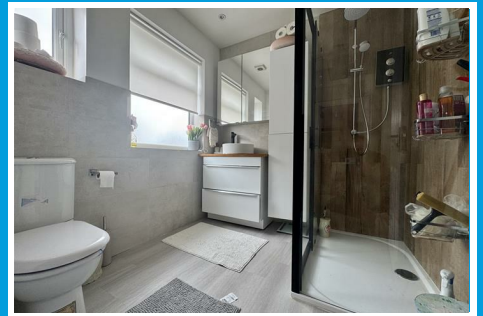
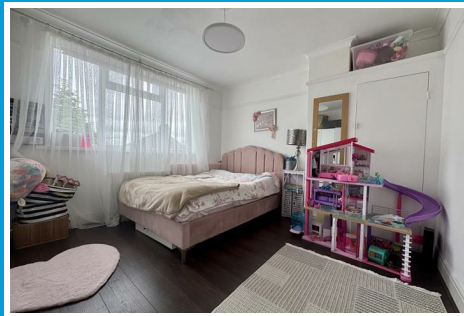




# 101 Efford Road

Higher Compton, Plymouth, PL3 6NG

**£325,000**



## EFFORD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NG

### ACCOMMODATION

Entrance via a composite front door with obscured glazed panel which opens to the porch.

### PORCH

5'2" x 4'11" (1.6 x 1.5)

Dual aspect. Obscured uPVC double-glazed windows to both sides. uPVC obscured double-glazed door opens to the entrance hall.

### ENTRANCE HALL

12'9" x 5'11" (3.89 x 1.82)

Wood effect Herringbone flooring. Staircase rising to the first floor landing. Wall mounted upright contemporary radiator. Ceiling spotlights. Door opens to the lounge. Under-stairs storage cupboards. Room opens to an open-plan kitchen/diner/family room.

### LOUNGE

13'2" x 13'3" maximum (4.02 x 4.06 maximum)

Feature fireplace with wood mantle & surround. Inset electric fan fire. uPVC double-glazed curved bay window to the front. Picture rail. Wood effect Herringbone flooring. Twin sliding wooden doors with glazed panels opens to the open-plan kitchen/diner.

### OPEN-PLAN KITCHEN/DINER

19'7" x 11'11" (5.99 x 3.64)

Attractive matching base & wall mounted units to include a fitted oven & microwave over, inset dishwasher & fridge/freezer. Roll edge laminate worktops have inset single bowl mixer tap with tiled splash-back. uPVC double-glazed window to the side. Ceiling spotlights. Central island area with induction hob inset into work top with fitted extractor. Contemporary upright radiator. Herringbone wood effect flooring. Door opens to the porch. Square arch into family room. Ample space for dining table.

### FAMILY ROOM

11'10" x 6'11" (3.62 x 2.13)

Herringbone wood effect flooring. Sliding double-glazed patio doors opens to the covered terrace.

### UTILITY/PORCH

7'1" x 2'8" (2.17 x 0.82)

uPVC double-glazed door with obscured glazed panel opens to the covered terrace. Plumbing for washing machine. Roll edge laminate work surface with position for a tumble-dryer over. Obscured uPVC double-glazed window to the rear.

### FIRST FLOOR LANDING

7'3" x 6'7" (2.22 x 2.01)

uPVC double-glazed window to the side. Access hatch to roof void. Doors leading to the bedrooms & shower room.

### BEDROOM ONE

14'10" x 10'7" (4.53 x 3.23)

Fitted wardrobes running along one wall with hanging rail & shelving. Laminate wood flooring.

### BEDROOM TWO

uPVC double-glazed window to the rear. Door to a fitted cupboard.

### BEDROOM THREE

8'3" x 6'8" (2.52 x 2.05)

Laminate wood flooring. uPVC double-glazed window to the front & side.

### SHOWER ROOM

7'6" x 7'1" (2.3 x 2.18)

Matching suite of walk-in shower with fitted Mira electric shower both rainfall & handheld. Close coupled wc. Wash hand basin inset into wooden worktop with high gloss vanity storage cupboards below. Wood effect laminate flooring. Part-tiled walls. Ceiling spotlights. Extractor fan. Two obscured uPVC double-glazed windows to the side.

### OUTSIDE

The property is approached via a stone chipped shared driveway which runs down past the property to the fore of the single garage. There is off-road parking on a brick-paved drive to the front of the property. A brick wall with trellis above. A couple of steps lead to the front door. To the rear an enclosed garden with covered terrace. Steps leading to the main section of lawn. Door gives access to the workshop to the side of the garage. Entrance to the garage.

### GARAGE

15'1" x 10'3" maximum (4.61 x 3.13 maximum)

Power available.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES PLYMOUTH

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





Road Map



Hybrid Map



Terrain Map



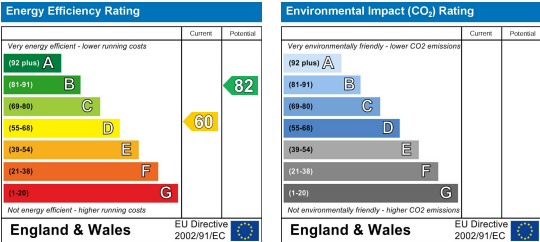
Floor Plan



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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