



**14 Belle Acre Close**  
**Mannamead, Plymouth, PL3 5DJ**

**Offers Over £375,000**



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## BELLE ACRE CLOSE, MANNAMEAD, PLYMOUTH, PL3 5DJ

### ACCOMMODATION

Entrance via a wooden door with glazed panels opens up into the porch.

### PORCH

2'10" x 9'1" (0.87 x 2.79)

Tiled floor. 2 uPVC leaded light double-glazed windows to the front. A wooden door with stained glass panels opens up into the entrance hall.

### ENTRANCE HALL

13'9" x 7'5" (4.21 x 2.27)

uPVC leaded light window to the side. Staircase rising to the first floor landing with under-stairs storage cupboards. Dado rail. Picture rail. Door opening up into the lounge, dining room & kitchen.

### LOUNGE

18'0" x 14'3" max (5.51 x 4.35 max)

Feature fireplace with inset electric fan fire. uPVC double-glazed bay window to the front. Picture rail. Covings. Ceiling rose. Sliding glazed wooden doors open up through to the dining room.

### DINING ROOM

13'7" x 10'5" max (4.15 x 3.18 max)

Feature fireplace with decorative tiled hard mantle & surround. Covings. Ceiling rose. Picture rail. Ample space for a dining table. uPVC double-glazed French doors open up through to the conservatory with uPVC double-glazed windows either side.

### CONSERVATORY

10'6" x 8'6" (3.21 x 2.61)

Slate tiled floor with poly carbonate roof over. uPVC double-glazed windows to both sides & rear overlooking the garden.

### KITCHEN

11'11" x 9'8" (3.65 x 2.95)

Matching base & wall mounted units to include fitted oven, Neff dishwasher & space for an upright fridge/freezer. Roll edge laminate work surface has inset 4 ring gas hob with a tiled splash-back & filter hood over. uPVC double-glazed window to the side. Wooden obscured single-glazed window looking into the conservatory. Tiled-effect vinyl flooring. Covings. Wooden door with obscured glazed panels opens up into the inner hallway.

### INNER HALLWAY

3'1" x 2'9" (0.96 x 0.86)

Tiled floor. Wooden double-glazed door leading out to the rear garden. Door opening into the cloakroom. Entrance to the utility area.

### UTILITY AREA

4'3" x 2'11" (1.31 x 0.89)

Plumbing for a washing machine. Roll edge laminate work surface over.

### CLOAKROOM

3'10" x 2'10" (1.19 x 0.87)

Matching suite of close coupled wc & wall mounted wash hand basin. Tiled floor & walls. Obscured uPVC double-glazed window to the rear.

### FIRST FLOOR LANDING

uPVC double-glazed leaded light window to the side. Access hatch to roof void. Doors leading off to the bedrooms, bathroom & wc. Dado rail.

### BEDROOM ONE

16'4" x 11'11" max (4.99 x 3.65 max)

Feature fireplace with tiled hearth mantle & surround. uPVC double-glazed window to the front.

## BEDROOM TWO

**16'4" x 10'6" max (4.99 x 3.21 max)**

Feature fireplace with decorative tiled hearth & mantle. Fitted storage cupboard to one chimney breast recess. Picture rail. uPVC double-glazed window to the rear overlooking the garden.

## BEDROOM THREE

**12'7" x 11'6" (3.84 x 3.53)**

2 fitted wardrobes with hanging rail & shelving. Picture rail. uPVC double-glazed window to the rear overlooking the garden.

## BATHROOM

**9'2" x 6'3" (2.8 x 1.91)**

Matching suite of pedestal wash hand basin, 4 claw bath with mixer shower attachment. Walls tiled to dado height. Extractor fan. Obscured uPVC double-glazed window to the front. Tiled effect vinyl flooring.

## WC

**5'10" x 2'8" (1.78 x 0.82)**

Low level wc. Obscured uPVC double-glazed window to the side.

## OUTSIDE

The property is approached via a tarmac driveway allowing off-road parking for up to 3 vehicles. A couple of steps lead up to the front door which is bordered by a section of lawn with inset shrubs & plants running along the board.

## GARAGE

**16'0" x 11'7" (4.88 x 3.55)**

Bifold door. Light & power available.

## GARDEN

The rear garden is laid for ease of maintenance which is paved with 2 flowerbeds with inset shrubs & plants providing a good seating area to entertain family & friends in. Door to under-house cellar area which is full head height inside.

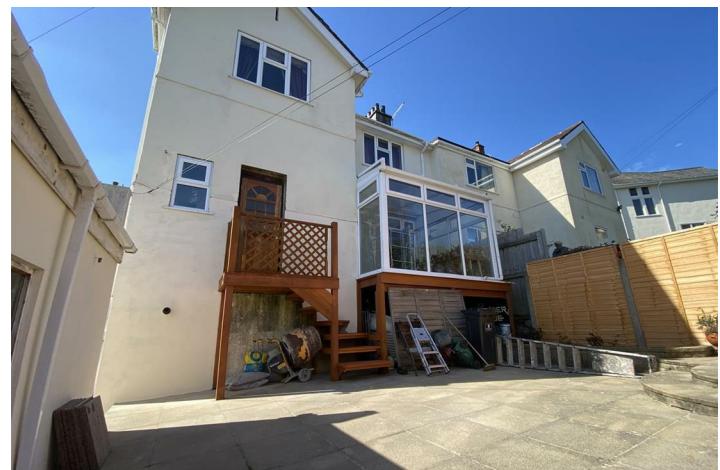
## COUNCIL TAX

Plymouth City Council

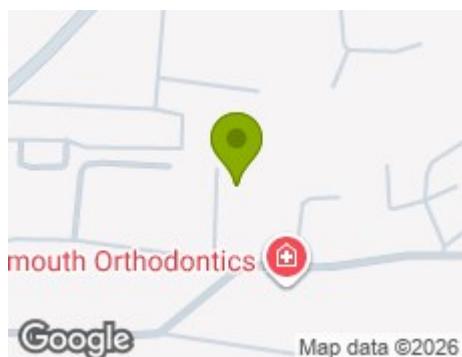
Council Tax Band: C

## SERVICES

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



## Road Map



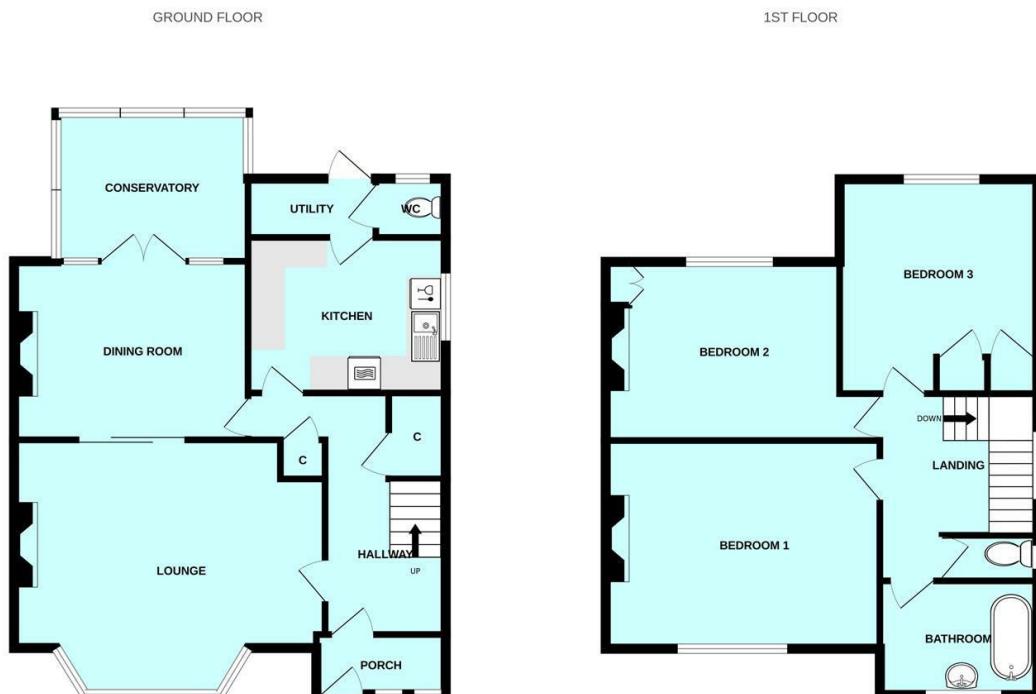
## Hybrid Map



## Terrain Map



## Floor Plan

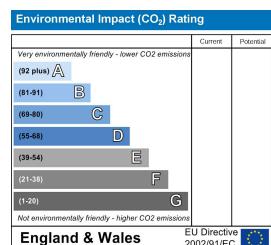
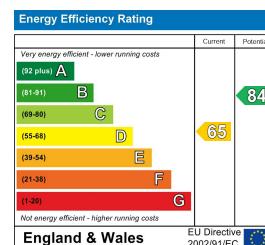


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## Viewing

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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