



## 5 Doidges Farm Close

Eggbuckland, Plymouth, PL6 5WF

Offers In Excess Of £290,000



CASH BUYERS ONLY : A link detached bungalow (linked by garage) & improved over the years. uPVC double-glazed windows & doors fitted in 2015 & gas central heating with Worcester boiler recently serviced. Light & airy accommodation including hall, generous-sized lounge/dining room with patio door to the rear decked balcony & rear garden with views over the adjoining park. A modern fitted integrated kitchen. A great-sized master bedroom with en-suite shower room designed as a wet room. A second double bedroom & well appointed bathroom/wc. The property has excellent parking facilities with space for 2 vehicles in line on the private drive in front of the garage, also with additional parking in front on the brick paved private road (this is shown on the deeds as being owned by this property). Small area garden to the front, gardens to the side & rear enclosed enjoying good privacy.



## DOIDGES FARM CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5WF

### LOCATION

Located in this prime, popular, established residential area of Eggbuckland lying close to the heart of the old village & adjoining the park. Set here together with nearby Crownhill there are a good variety of local services & amenities. The position is convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

A uPVC part double-glazed door into;

### HALL

Access hatch to insulated loft. Useful shelved storage cupboard.

### LOUNGE/DINING ROOM 19'11 x 11'3 (6.07m x 3.43m)

Window & sliding patio style door to the rear deck & garden with open views to the park. Ceiling with down lighters. Focal feature fireplace with white surround. Polished stone fireback & hearth & fitted living flame coal effect gas fire. Multi-pane glazed door into;

### KITCHEN 11'6 x 5'9 (3.51m x 1.75m)

Window to the rear with similar open views to the park. Fitted with a good range of cupboard & drawer storage set in wall & base units. Roll edge work surfaces with tiled splash-backs. Inset stainless steel sink. Integrated appliances include Hotpoint automatic dishwasher, Zanussi stove with 4 ring gas hob, oven/grill & extractor hood over. Upright fridge/freezer.

### BATHROOM 6'1 x 5'9 (1.85m x 1.75m)

Well appointed with white suite comprising close coupled wc, pedestal wash hand basin & panelled bath with mixer tap & shower attachment. Tiled walls.

### MASTER BEDROOM 12'4 x 8'10 (3.76m x 2.69m)

Window to the front. Coved ceiling with down lighters. Door to;

### EN-SUITE 5'4 x 5'3 (1.63m x 1.60m)

uPVC double-glazed window to the side. Modern white suite with pedestal wash hand basin, wc & wet room style shower with thermostatic shower control. Extractor fan.

### BEDROOM TWO/DINING ROOM 10'11 x 8'10 (3.33m x 2.69m)

Window to the front.

### OUTSIDE

Located at the end of a Herringbone pattern private brick road & here across the end of the road, a private area of parking on the deeds for number 5. Providing space for a long vehicle/caravan/moterhome/trailer. An additional private drive some 28ft long x 9ft wide giving access to the front door where the gas & electric meters are. A door into the attached garage.

### PRIVATE DRIVE

The property is located at the end of the private drive which 4 properties use. The maintenance & upkeep of the drive is shared between the 4 properties on an ad-hoc basis. During the 8 years the owner has lived there, there has been no cost involved & no need to update the drive.

### GARAGE 16'6 x 8'11 (5.03m x 2.72m )

Metal up & over door to the front. Pedestrian door to the rear. Wall mounted Worcester gas fired boiler servicing the central heating & domestic hot water.

### GARDEN

To the rear a delightful enclosed garden enjoying a good degree of privacy with lawns, well stocked borders containing a profusion of specimen bushes, shrubs & plants. The garden wraps around the side with the gate opening to the front.

### 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.

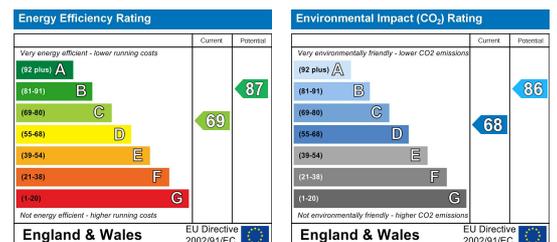
## Area Map



## Floor Plans



## Energy Efficiency Graph



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