



19 Alden Walk

Eggbuckland, Plymouth, PL6 5RY

£250,000



A beautifully presented mid terrace family home located in Eggbuckland. The accommodation comprises welcoming entrance hall, lounge, modern open plan kitchen/diner with French doors opening out to the rear garden. There are 3 bedrooms & a shower room on the first floor. The property is approached via wrought iron gate to the front garden & to the rear is a enclosed garden laid for ease of maintenance with paved seating areas & an access gate out to the driveway & single garage.



ALDEN WALK, EGGBUCKLAND, PLYMOUTH, PL6 5RY

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with a obscured double-glazed window to 1 side, opening up into the entrance hall.

ENTRANCE HALL 13'11" x 5'10" (4.26m x 1.8m)

Staircase rising to the 1st floor landing. Under-stairs storsgce cupboard. Door opening up into the lounge.

LOUNGE 13'11" x 11'3" (4.26m x 3.44m)

Feature fireplace with an electric fan fire. uPVC double-glazed window to the front. Room opens into the dining room.

DINING ROOM 9'7" x 8'2" (2.94m x 2.51m)

Bamboo flooring. Ample space for dining table. Matching base & wall-mounted units. Roll-edge work surface over the base. uPVC double glazed french doors opening up out to the rear garden. Square archway opening up into the kitchen.

KITCHEN 9'3" x 8'11" (2.84m x 2.74m)

Includes matching base & wall mounted units. Fitted twin oven. Integrated washing machine. Space for upright fridge/freezer & tumble dryer. Roll-edge laminate work surfaces have 4 ring gas hob. 1.5 sink unit with mixer tap. Tiled splash-back. Bamboo flooring. uPVC double-glazed window to rear.

FIRST FLOOR LANDING

Doors leading off to the bedrooms, shower room & airing cupboard which houses the Worcester boiler. Access hatch to roof void.

BEDROOM ONE 10'4" x 8'11" plus door access (3.15m x 2.72m plus door access)

Array of fitted wardrobes running along 1 wall. Wood-effect laminate flooring. uPBV double-glazed window to front.

BEDROOM TWO 9'1" x 8'2" (2.79m x 2.5m)

Array of fitted bedroom furniture including twin wardrobes, overhead storage unit & base unit. Wood-effect laminate flooring. uPVC double-glazed window to rear overlooking the garden.

BEDROOM THREE 8'5" x 7'2" (2.58m x 2.2m)

Grey wood-effect laminate flooring. uPVC double-glazed window to front.

SHOWER ROOM 9'1" x 6'2" (2.78m x 1.9m)

Attractive matching suite of walk-in shower cubicle with twin shower heads both rainfall & hand-held. Close coupled wc with hidden cistern. Wash-hand basin inset into high gloss vanity storage drawers below. Tall Boy unit to 1 side. uPVC obscured double-glazed window to the rear. Tiled-effect vinyl flooring.

OUTSIDE

Property is approached via a wrought iron gate giving access to a stone path. A lean-to front door bordered on both sides by sections of stone chippings. To the rear, an enclosed garden which is laid for ease & maintenance by the owners. Large paved patio seating area, steps leading up 1 side to the 2nd & 3rd sun terraces with a wooden gate giving access to the car parking & garage. Space for 1 vehicle next to the garage.

GARAGE 15'7" x 8'6" (4.76m x 2.6m)

Up-and-over door.

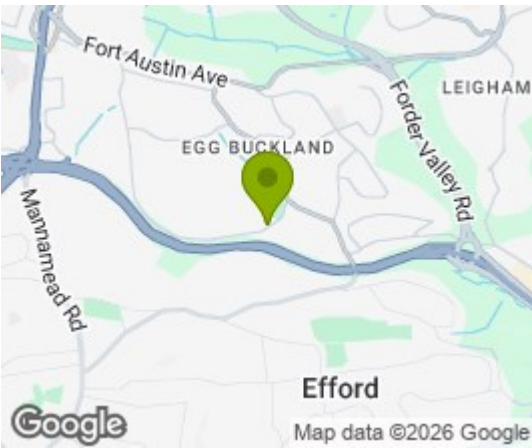
COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

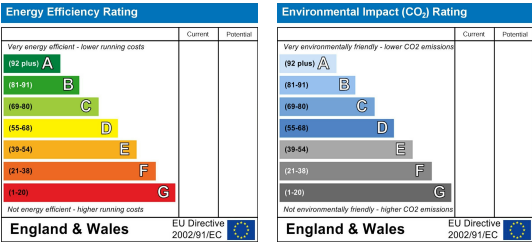
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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