



100 Mannamead Road

Mannamead, Plymouth, PL3 4SZ

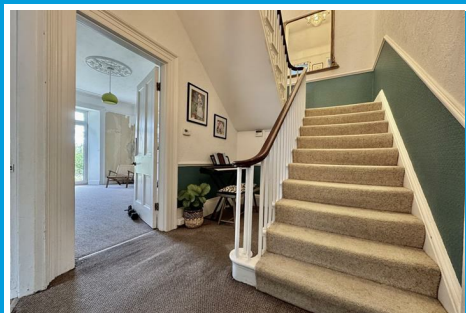
£500,000



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MANNAMEAD ROAD, MANNAMEAD, PLYMOUTH, PL3 4SZ

ACCOMMODATION

Entrance via a uPVC obscured leaded light door which opens into the porch.

PORCH

3'10" x 3'4" (1.18 x 1.04)

Dado rail. Tiled floor. Wooden door with leaded light stained glass obscured panel opens into the entrance hall.

ENTRANCE HALL

12'9" narrowing to 3'6" x 5'1" narrowing to 3'6" (3.89 narrowing to 1.09 x 1.57 narrowing to 1.07)

Door opens into the utility room & a further doorway opens into the main entrance hall.

UTILITY ROOM

11'5" x 5'6" (3.49 x 1.69)

Dual aspect room with uPVC obscured double-glazed window to the front & side. Roll edge laminate work surface. Overhead drying rail. Positions for a washing machine & tumble dryer. White washed effect laminate flooring. Door opens into the cloakroom.

CLOAKROOM

4'5" x 3'9" (1.37 x 1.15)

Close coupled wc. Pedestal wash hand basin. Brick style white tiles to dado height. White washed effect laminate wood flooring. Picture rail. Extractor fan.

MAIN HALLWAY

14'0" x 7'11" (4.27 x 2.43)

Staircase leading to the first floor landing with under-stairs storage cupboard. Doors leading to the sitting room, dining room & family room.

SITTING ROOM

19'9" x 13'11" (6.03 x 4.25)

Feature fireplace with wood mantle & surround with inset electric fan fire. uPVC double-glazed French doors to the front with windows either side opening to the front garden. Covings. Ceiling rose. Decorative curved arch to one wall.

DINING ROOM

14'10" x 10'8" (4.53 x 3.27)

Wood effect laminate flooring. Feature fireplace with wood mantle & surround, with marble hearth. Covings. Picture rail. Ceiling rose. uPVC double-glazed window to the side. Doorway opens into the kitchen.

KITCHEN

14'7" x 7'3" (4.45 x 2.22)

Matching base & wall mounted units to include fitted oven & space for a dishwasher. Roll edge laminate work surfaces have inset stainless steel sink unit & 5 ring gas hob. Dual aspect with uPVC double-glazed window to the rear & side. Tiled splash-back. Serving hatch into the family room. uPVC double-glazed leaded light door which opens out to the rear garden.

FAMILY ROOM

16'4" x 12'3" (5 x 3.75)

uPVC double-glazed French doors open to the garden. Feature fireplace with wood mantle & surround, marble inset & open grate. Covings. Ceiling rose.

FIRST FLOOR LANDING

Picture rail. Doors leading to the bedrooms & bathroom.

BEDROOM ONE

19'9" x 13'5" into the bay (6.04 x 4.09 into the bay)

Fitted wardrobes to both chimney breast recesses. uPVC double-glazed bay window to the front. Picture rail. Ceiling rose. Door into the en-suite.

EN-SUITE

9'4" x 7'7" (2.85 x 2.33)

Matching suite of close coupled wc, bidet, pedestal wash hand basin & corner shower cubical unit with aqua boarding. Fitted shower. Two storage cupboards which are shelved. Obscured uPVC double-glazed window to the front. Grey wood effect laminate flooring. Part-tiled walls.

BEDROOM TWO

16'5" x 10'2" maximum (5.02 x 3.1 maximum)

Fitted wardrobe, hanging rail & shelving to one chimney breast recess. uPVC double-glazed bay window overlooking the garden.

BEDROOM THREE

13'3" x 11'2" maximum (4.06 x 3.41 maximum)

Fitted storage cupboards to one chimney breast recess with Venetian doors & overhead storage unit. uPVC double-glazed window to the side overlooking the garden. Further high level Venetian storage cupboard.

BEDROOM FOUR

16'11" x 8'9" into the chimney breast recess plus (5.16 x 2.67 into the chimney breast recess plus do)

Twin doors open to a storage cupboard which has hanging rail & shelving. uPVC double-glazed window to the rear. Picture rail.

BATHROOM

10'3" x 8'11" (3.13 x 2.72)

Matching suite of corner bath, close coupled wc & wash hand basin inset into white high gloss vanity storage cupboards below. Tiled walls to dado height. Obscured uPVC double-glazed window to the rear. White washed effect laminate wood flooring.

OUTSIDE

The property is approached via twin wooden gates which give access to the tarmac driveway allowing off-road parking for at

least 3 vehicles. This is bordered on one side by a section of lawn which has hedging & wood panel fencing to the boundaries. A wooden gate gives access to a path leading to the side garden.

GARAGE

19'5" x 12'2" (5.93 x 3.72)

Up & over door. Light & power available. uPVC double-glazed window to the side.

SIDE GARDEN

The side garden has been patioed with outside tap. Path runs alongside the property with a raised flowerbed with inset shrubs & plants to one side.

REAR GARDEN

The main rear garden easterly facing & walled with 4 raised wooden planters to one side. Main section of lawn with a raised flower bed running along 2 sides. A paved path leads down to the potting shed & large patio to the rear of the property, which has a further stone chipped section to one side.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

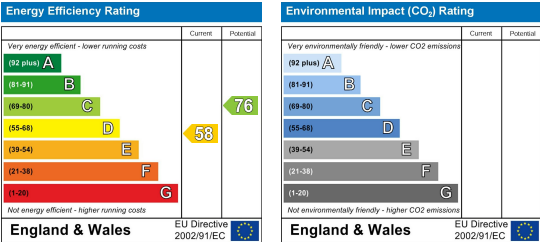


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Viewing

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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