



14 Albion Drive

Beacon Park, Plymouth, PL2 2QL

Offers Over £450,000



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ALBION DRIVE, BEACON PARK, PLYMOUTH, PL2 2QL

ACCOMMODATION

Entrance via a composite front door with obscured leaded light double-glazed panel opens into the entrance hall.

ENTRANCE HALL

12'0" x 3'8" (3.66 x 1.13)

Staircase rising to the first floor floor landing. Doors leading to the cloakroom, lounge & open-plan kitchen diner/family room. Carpeted footwell. Oak effect laminate wood flooring. Under-stairs storage cupboard. Stairs rising to the first floor landing.

CLOAKROOM

5'6" x 2'10" (1.7 x 0.87)

Matching suite of close coupled wc with hidden cistern. Wall mounted wash hand basin inset into a high gloss vanity storage cupboard below with tiled splash-back. Obscured uPVC double-glazed window to the front. Oak effect laminate flooring.

LOUNGE

17'10" x 11'2" (5.45 x 3.41)

uPVC double-glazed window to the front. Oak effect laminate wood flooring. Twin wooden doors with glazed panels opens into the open-plan kitchen diner/ family room.

KITCHEN DINER/FAMILY ROOM

27'4" x 12'4" (8.34 x 3.77)

The real hub of the house with the kitchen area having a cream high gloss base & wall mounted units to include twin oven & full head height fridge. Space for a

dishwasher. Roll edge laminate work surface has inset 4 ring gas hob with filter hood over & 2 further curved work top areas, one has an inset sink unit with mixer tap. Ceiling spotlight. Ample space for a dining table & sofas. Two uPVC double-glazed windows to the rear. uPVC double-glazed French doors open to the rear garden. Oak effect laminate flooring with under-floor heating. Floor pelmet lighting. Wooden door with glazed panel opens into the garage/utility.

GARAGE/UTILITY

18'1" x 8'5" (5.53 x 2.59)

Matching base units with roll edge laminate work surface over. Space for a washing machine with further work surface over with inset sink unit & mixer tap with tiled splash-back. Twin garage doors to the front with wall mounted Viessmann boiler & a wooden courtesy door giving access to the side path leading into the rear garden.

FIRST FLOOR LANDING

18'6" x 6'11" (5.65 x 2.13)

Access hatch to roof void. Space for an office desk. Doors leading to the bedrooms, bathroom & twin door to the airing cupboard, which houses the Megaflo tank with pressured cylinder & shelving.

BEDROOM ONE

11'6" x 11'2" (3.52 x 3.41)

uPVC double-glazed window to the front. Fitted wardrobes running along one wall. Secret twin doors open to the en-suite.

EN-SUITE

8'8" x 4'0" (2.65 x 1.22)

Matching suite of fitted shower cubical, pedestal wash

hand basin & close coupled wc. Part-tiled walls. Tiled floor. Obscured uPVC double-glazed window to the side. Extractor fan.

BEDROOM TWO

11'5" x 8'7" (3.5 x 2.64)

uPVC double-glazed window to the front. Mirrored doors open to the wardrobe with hanging rail & shelving.

BEDROOM THREE

10'9" x 10'0" plus door access (3.29 x 3.07 plus door access)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR

12'8" x 8'8" maximum (3.88 x 2.66 maximum)

uPVC double-glazed window to the rear.

BATHROOM

7'11" x 5'11" (2.43 x 1.82)

Matching suite of panelled bath with mixer shower attachment, close coupled wc & pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a brick-paved driveway allowing off-road parking for up to 4 vehicles to the fore.

GARDEN

To the rear a large enclosed garden with large composite decked seating area. A couple of steps lead up to the main lawn which is bordered to the fore on both sides of terraces with inset shrubs & mature plants. The boundaries are wood panelled fencing & hedging. A courtesy path runs alongside the property giving access to the garage/utility & to a wooden gate leading to the front driveway.

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

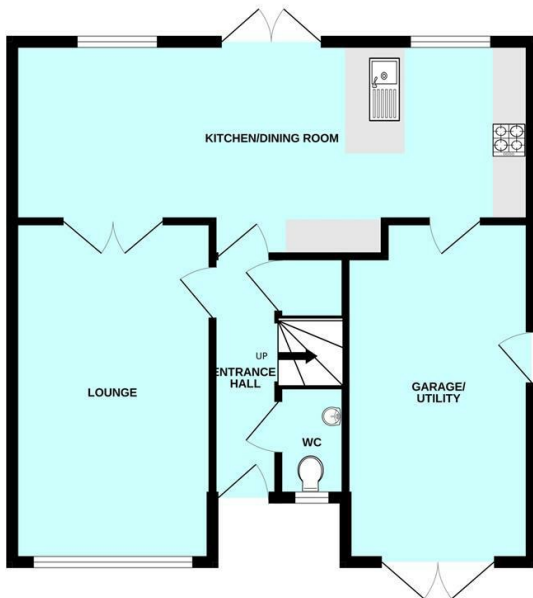


Terrain Map

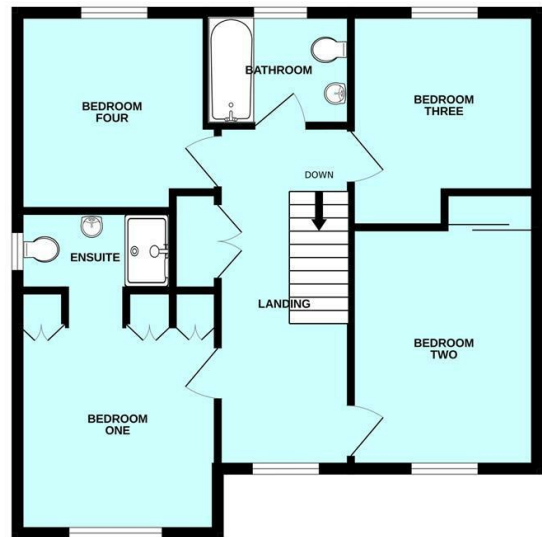


Floor Plan

GROUND FLOOR



1ST FLOOR

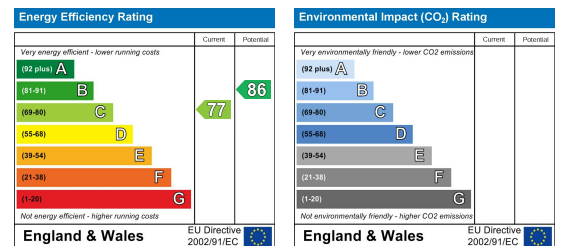


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Viewing

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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