



27 Thornhill Road

Mannamead, Plymouth, PL3 5NF

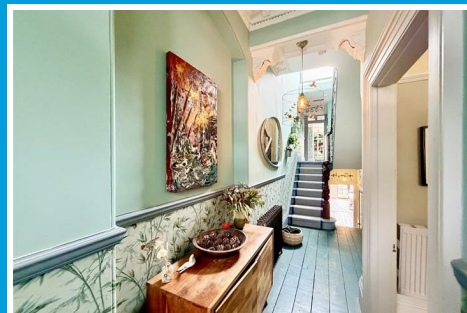
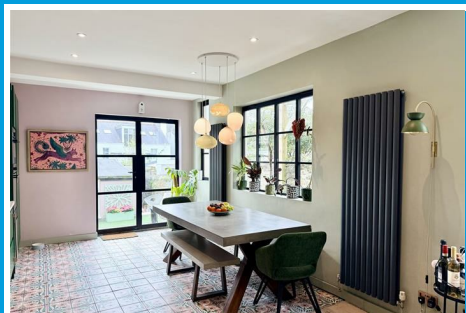
Offers In Excess Of £550,000



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THORNHILL ROAD, MANNAMEAD, PLYMOUTH, PL3 5NF

ACCOMMODATION

A wooden front door opens into;

PORCH

4'10" x 3'10" (1.49m x 1.19m)

Victorian style tiled floor. Dado rail. A wooden door with glazed panel opens into;

ENTRANCE HALL

27'8" x 6'2" narrowing to 3'10" (8.45m x 1.9m narrowing to 1.18m)

A welcoming hallway with wooden floorboards leading to the staircase which leads up to the higher floors & down to the decorative tiled inner hall area, with fitted storage cupboards, stripped doors opening into the cloakroom & the impressive open-plan kitchen/diner/family room. Dado rail.

SITTING ROOM

16'11" x 14'4" max (5.17m x 4.39m max)

A feature fireplace with cast iron inset, decorative tiles & an open grate. Exposed wooden floorboards. Ornate ceiling rose & architraves. Picture rail. uPVC double-glazed bay window to the front. Stripped sliding wooden doors open into;

DINING ROOM

14'0" x 12'0" (4.27m x 3.66m)

Feature fireplace with marble hearth, mantle & a cast iron inset with decorative tiles & an open grate. Ornate ceiling rose & architraves. Picture rail. Wooden floorboards. uPVC double-glazed window to rear.

CLOAKROOM

4'10" x 3'1" (1.48m x 0.96m)

Close coupled wc. Wall mounted wash hand basin. Tiled floor. Obscured uPVC double-glazed window to side.

KITCHEN/DINING/FAMILY ROOM

25'7" x 11'4" (7.8m x 3.47m)

A stunning open-plan room with attractive matching green base & wall mounted units with integrated full-size fridge, freezer, dishwasher, fitted bins, AEG oven with warming drawer & an AEG combo microwave/oven. Corian work tops have inset induction/gas hob & boiling water tap over the sink unit. The flooring is part exposed wooden floorboards & tiled flooring. Aluminium double-glazed French doors open out to the rear garden. Two aluminium double-glazed windows to slide & a further uPVC double-glazed window to side.

HALF LANDING

Stripped wooden doors leading off to the shower room, family bathroom & bedroom 3. Staircase rising to the first floor & second floor.

SHOWER ROOM

7'4" x 6'10" (2.26m x 2.1m)

An attractive modern suite of walk-in shower with dual shower heads, both rainfall & handheld, close coupled wc & contemporary circular sink unit. Decorative tiled floor & walls. Obscured uPVC double-glazed window to side.

FAMILY BATHROOM

8'11" x 7'10" (2.72m x 2.4m)

An opulent suite comprising of a pink free standing bath, walk-in shower with dual shower heads, both rainfall and handheld, close coupled wc with hidden cistern & circular sink unit with vanity storage cupboards below. Copper effect heated towel rail. Ceramic tiled floor. Ceiling spotlights. Obscured uPVC double-glazed window to side.

BEDROOM THREE

11'11" x 8'4" plus door access (3.65m x 2.55m plus door access)

Feature cast iron fireplace. Wooden floorboards. Ceiling spotlights. Dual aspect with uPVC double-glazed windows to the side & rear.

FIRST FLOOR LANDING

Staircase rising to the second floor. Stripped wooden doors leading off to bedrooms 1 & 2.

BEDROOM ONE

18'1" x 17'1" maximum (5.52m x 5.21m maximum)

A beautiful room with exposed wooden floorboards. Fitted wardrobes to both chimney breast recess. Ceiling rose & covings. Picture rail. uPVC double-glazed bay window to front & additional uPVC double-glazed window to front.

BEDROOM TWO

14'0" x 12'2" (4.28m x 3.72m)

Exposed wooden floorboards. Fitted wardrobes to chimney breast recess. Picture rail. Covings. uPVC double-glazed window to rear.

SECOND FLOOR LANDING

Large uPVC double-glazed window to the rear. Stripped wooden doors leading off to bedrooms 4 & 5.

BEDROOM FOUR

18'11" x 11'1" plus dorm recess (5.78m x 3.38m plus dorm recess)

Feature fireplace. Contemporary wall mounted upright radiator. Velux window to front roof. uPVC double-glazed window to front.

BEDROOM FIVE

12'5" x 12'2" (3.81m x 3.71m)

Feature fireplace. Fitted storage cupboard. Picture rail. uPVC double-glazed window to the rear with distant views towards Plymouth Sound.

OUTSIDE

To the rear is a south facing garden laid for ease of maintenance and provides a great space to entertain in with artificial grass area and steps down to the garage and courtesy gate out to the service lane.

GARAGE

Up and Over door.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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



Road Map



Hybrid Map



Terrain Map



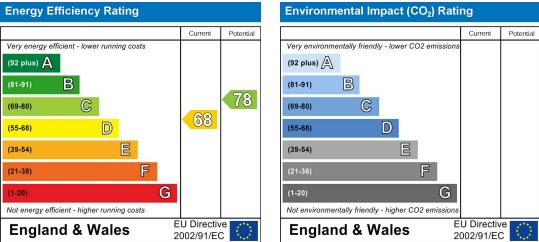
Floor Plan



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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