



## 23 Chilton Close

Eggbuckland, Plymouth, PL6 5SP

£280,000



A modern semi-detached house built 50 years ago providing well proportioned light & airy accommodation. The ground floor comprises hall, spacious through lounge/dining room with sun room/conservatory to the rear & modern fitted integrated kitchen. At first floor level 3 bedrooms & a family bathroom/wc. Off-street parking on private drive & within a garage. Terraced gardens to the front & good-sized enclosed to the rear. No onward chain.



## CHILTON CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5SP

### LOCATION

Found in this prime, established, residential area of Eggbuckland with a good variety of local services & amenities nearby. The position convenient for access into the city & nearby connection to major routes in other directions.

### ACCOMMODATION

Part double-glazed front door with adjoining window opens into the hall.

### HALL

Staircase with hardwood detailing.

### LOUNGE/DINING ROOM 23'8 x 12' max, in part 9'4 (7.21m x 3.66m max, in part 2.84m)

A generous-sized through lounge/dining room with picture window to the front & long views. From the dining room into the rear set sun room/conservatory/office. Hardwood flooring.

### SUN ROOM/CONSERVATORY/OFFICE 10'1 x 5'9 (3.07m x 1.75m)

Two windows to the rear. Door to back garden.

### KITCHEN 10'10 x 9'1 (3.30m x 2.77m)

Quality fitted integrated kitchen with granite work surfaces. A range of cupboard & drawer storage. Integrated appliances including tall fridge, Neff oven & microwave, Neff washing machine, dishwasher & Neff induction Schott Ceran 4 ring hob with extractor over.

### FIRST FLOOR

#### LANDING

At first floor level a landing with window to the side gives access to 3 good-sized bedrooms & an airing cupboard housing the Worcester Bosch gas fired boiler which is around 3 years old & annually serviced.

#### BEDROOM ONE 11'1 x 10'6 (3.38m x 3.20m)

Range of quality fitted integrated furniture.

#### BEDROOM TWO 10'4 x 9'6 (3.15m x 2.90m)

Built-in wardrobes, 2' deep.

#### BEDROOM THREE 8' x 7'9 (2.44m x 2.36m)

Two built-in beds & storage cupboard.

#### FAMILY BATHROOM 8'9 x 5'6 (2.67m x 1.68m)

Well appointed family bathroom with bath, wc, wash hand basin & corner shower.

### EXTERNALLY

#### PRIVATE DRIVE

#### GARAGE

#### TERRACED FRONT GARDEN

#### ENCLOSED TERRACED REAR GARDEN

Wide patio, lawn & garden shed.

### COUNCIL TAX

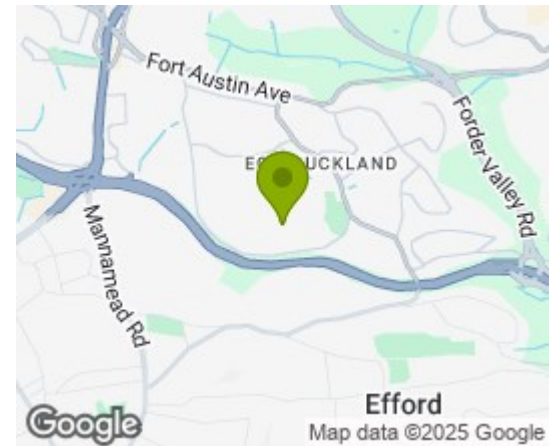
Plymouth City Council

Council Tax Band: C

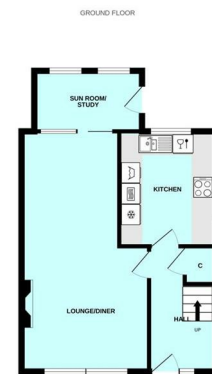
### SERVICES PLYMOUTH

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

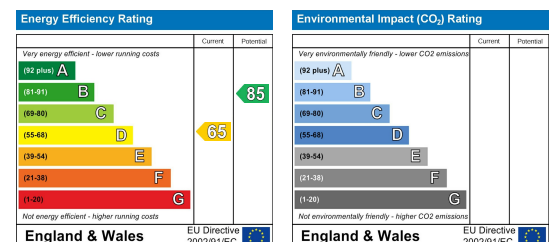
## Area Map



## Floor Plans



## Energy Efficiency Graph



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