Julian Marks | PEOPLE, PASSION AND SERVICE



38 Hurrabrook Gardens

Mainstone, Plymouth, PL6 8SH

£250,000









A well presented, modern terraced family home in Mainstone with a garage & driveway. The accommodation comprises entrance hall, open-plan lounge/diner, modern kitchen, 3 bedrooms & a family bathroom. There is a front & enclosed rear garden. No onward chain.



HURRABROOK GARDENS, MAINSTONE, PLYMOUTH, PL6 8SH

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens up into the entrance hall.

ENTRANCE HALL

Staircase rising to the first floor landing with under-stairs storage cupboard. Doors leading off through to the kitchen & lounge/diner. Grey wood effect LVT flooring.

KITCHEN 11'10" narrowing to 8'6" \times 9'7" narrowing to 5'2" (3.62 narrowing to 2.6 \times 2.94 narrowing to 1.58)

Attractive matching base & wall mounted units to include integrated oven, fridge & space for a washing machine. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit with mixer tap & 4 ring induction hob with stainless steel hood over. Wall mounted Ideal Logic boiler concealed in a unit. uPVC double-glazed window to the front. Ceiling spotlights. Grey wood-effect LVT flooring.

LOUNGE/DINER 17'6" x 11'5" (5.35 x 3.5)

Ample space for a dining table & sofas. uPVC double-glazed sliding patio door leading out into the rear garden & a further uPVC double-glazed window to the rear.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading off through to the bedrooms & bathroom.

BEDROOM ONE 11'6" x 11'6" max (3.52 x 3.51 max)

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

BEDROOM TWO 11'6" \times 8'6" plus door access (3.52 \times 2.61 plus door access)

uPVC double-glazed window to the front.

BEDROOM THREE 8'6" narrowing to 4'1" \times 7'9" narrowing to 5'8" (2.61 narrowing to 1.25 \times 2.38 narrowing to 1.73)

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

BATHROOM 8'6" narrowing to 3'11" \times 8'7" narrowing to 5'2" (2.61 narrowing to 1.2 \times 2.63 narrowing to 1.59)

Attractive matching white suite of L-shaped bath with fitted shower over with dual shower heads both rainfall & handheld. Close coupled wc. Wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Grey wood effect LVT flooring. 2 obscured uPVC double-glazed windows to the front. Ceiling spotlights. Door into a shelved airing cupboard.

OUTSIDE

A short walk from the property is the garage which has off-road parking for 1 vehicle to the fore on a tarmac driveway. From the side of the garage is a tarmac path which runs around to the rear access into the rear garden. The front of the property is approached via a paved path which leads to the front door with the main front garden laid for ease of maintenance with paved patio & flower bed border running along one side.

GARAGE 20'2" x 8'10" (6.15 x 2.71)

Light & power available. Up & over door.

GARDEN

A large paved patio with the main section of garden laid to turf with a couple of stepping stone paved paths running through it. Boundaries are wood panelled fencing.

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

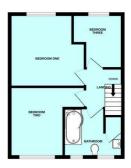


Floor Plans

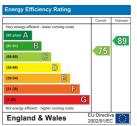
GROUND FLOOR

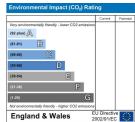


1ST FLOOR



Energy Efficiency Graph





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