



4 Sonnet Close

Manadon, Plymouth, PL5 3FG

£270,000



A mid-terrace family home tucked away within a popular residential area in Manadon. The accommodation comprises of an entrance hall, cloakroom, lounge & a modern kitchen/diner on the ground floor. There are 3 bedrooms, the master having an en-suite & a family bathroom on the first floor. There are 2 car parking spaces to the fore of the property & an enclosed south-facing rear garden, with the property having privately owned solar panels.



SONNET CLOSE, MANADON, PLYMOUTH, PL5 3FG

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels, which opens to the entrance hall.

ENTRANCE HALL 14'7" x 3'8" widening to 7'3" (4.46m x 1.12m widening to 2.23m)

Wood effect flooring. Doors leading through to the lounge, open-plan kitchen/diner & cloakroom. Staircase rising to the first floor landing.

CLOAKROOM 6'3" x 3'2" (1.92m x 0.97m)

Matching suite of close coupled wc, wall mounted wash hand basin with tiled splash-back. Obscured uPVC double-glazed window to the front & extractor fan.

LOUNGE 14'7" x 9'8" (4.47m x 2.96m)

uPVC double-glazed window to the front. Grey wood effect flooring.

KITCHEN/DINER 17'4" x 10'7" (5.29m x 3.25m)

Open-plan room with attractive matching base & wall mounted units to include an integrated fridge/freezer, twin oven, dishwasher & washing machine. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit with a mixer tap & 4 ring gas hob, Zanussi extractor hood over. Valliant boiler is concealed in a unit. Wood effect vinyl flooring. Door to a larger storage cupboard. uPVC double-glazed window to the rear. Ceiling spotlights. uPVC double-glazed French doors opening out to the rear garden. Ample space for a dining table.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading to the bedrooms, storage cupboard above where the stairwell rises & cupboard with hanging rail.

BEDROOM ONE 10'2" x 6'6" (3.12m x 2m)

uPVC double-glazed window to the front. Door opening to the en-suite.

EN-SUITE 6'7" x 4'7" (2.01m x 1.4m)

Fitted shower cubical with electric Mira shower. Wall mounted wash hand basin. Close coupled wc. White heated towel rail. Part-tiled walls. Extractor fan. Ceiling spotlights. Vinyl flooring.

BEDROOM TWO 9'6" x 10'7" plus door access (2.91m x 3.24m plus door access)

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

BEDROOM THREE 8'9" x 7'5" (2.69m x 2.27m)

uPVC double-glazed window to the rear. Currently being used as a dressing room.

BATHROOM 6'8" x 6'4" (2.04m x 1.95m)

Matching suite of panelled bath with fitted shower over, dual shower heads both rainfall & handheld, close coupled wc & wall mounted wash hand basin. Tiled splash-backs. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the front. White heated towel rail. Vinyl flooring.

OUTSIDE

To the front of the property is 2 allocated car parking spaces. To the rear an enclosed south-facing garden which is laid for ease of maintenance.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

