



## 9 Pine Gardens

Mannamead, Plymouth, PL3 4FG

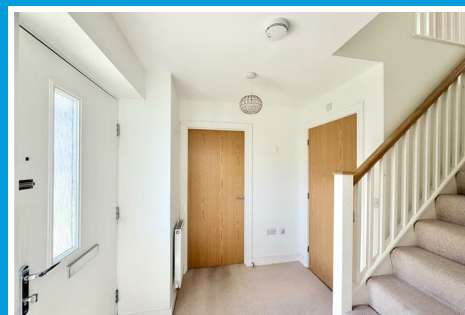
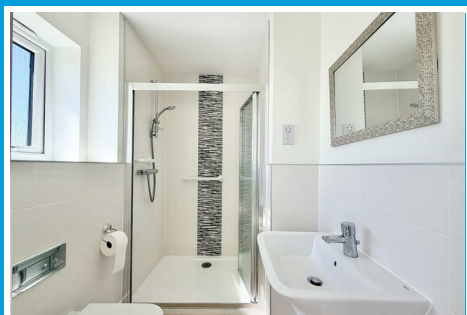
£600,000



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## PINE GARDENS, MANNAMEAD, PLYMOUTH, PL3 4FG

### LOCATION

Cul-de-sac in central Mannamead/Peverell with a good variety of local services & amenities nearby. The position is convenient for access into the city & close-by connection to major routes in other directions.

### SUMMARY

A rare opportunity to acquire this modern detached executive residence, built in 2015 and owned from new. Occupying a pleasant position within a small cul-de-sac, this well maintained home offers light and airy accommodation throughout, with minimal use since construction and a condition that still feels close to new.

Finished to a good specification, the property benefits from double glazing and central heating, together with stylish and well-proportioned living spaces ideally suited to modern family living.

Externally, the home occupies a manageable, near-level plot with excellent off-road parking provided by a generous 21ft long driveway leading to a large double garage. The gardens are well kept to the front, whilst the enclosed rear garden provides a private and secure outdoor space.

Internally, the accommodation briefly comprises a superb 26ft lounge, alongside a spacious fitted kitchen/dining room with utility area, creating an ideal hub for entertaining and everyday family life. A cloakroom/WC completes the ground floor accommodation.

To the first floor are four double bedrooms, including an impressive principal bedroom with a well-appointed en-suite shower room, together with a separate modern family bathroom.

Offered with vacant possession and no onward chain, this home is ready for immediate occupation and early viewing is highly recommended.

### ACCOMMODATION

#### GROUND FLOOR

#### STORM PORCH

#### RECEPTION HALL

Staircase rises to the first floor.

#### CLOAKROOM

6'3" x 3'10" (1.91m x 1.19m)

White modern suite with wc & wash hand basin.

#### LOUNGE

26'2 x 12'9 (7.98m x 3.89m)

Triple aspect with wide-bay window to the front, one to the side and tri-fold doors overlooking & opening up to the rear garden. Focal feature of a fireplace with fitted electric fire.

#### KITCHEN/DINING ROOM/UTILITY

26'2 x 16'10 maximum (7.98m x 5.13m maximum)

"L-shaped". Quality fitted, integrated kitchen with a good range of cupboard & drawer storage. Integrated appliances include 4 ring, stainless steel gas hob with glass splash-back and extractor over. 2 Electrolux ovens under. 1.5 bowl sink unit. Electrolux dishwasher. Zanussi washing machine. Open to the utility area with

door to the rear, incorporating an Electrolux upright fridge/freezer. Adjacent cupboard housing a Potterton Promax HE Plus boiler, servicing the central heating and domestic hot water. Access to walk-in under-stairs cupboard.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

13'3 x 12'10 (4.04m x 3.91m)

### EN-SUITE SHOWER ROOM

6'9 x 5'9 (2.06m x 1.75m)

Wall hung wash hand basin & close coupled wc. Shower with thermostatic control & shaver socket.

### BEDROOM TWO

11'8 x 11'2 (3.56m x 3.40m)

### BEDROOM THREE

11'2 x 9'8 (3.40m x 2.95m)

### BEDROOM FOUR

9'6 x 9' (2.90m x 2.74m)

## BATHROOM

8'1 x 5'7 (2.46m x 1.70m)

Quality, white & modern suite with Rocca wall-hung wash hand basin & wc. Panelled bath with a mixed tap & shaver socket.

## OUTSIDE

21ft long drive by 20ft wide. Mains electric point to one side & cold water tap. Level front garden. Gate leads to path through to enclosed rear garden. Wide paved patio next to the property & a lawned garden beyond. Fence boundaries & outside water tap.

## 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

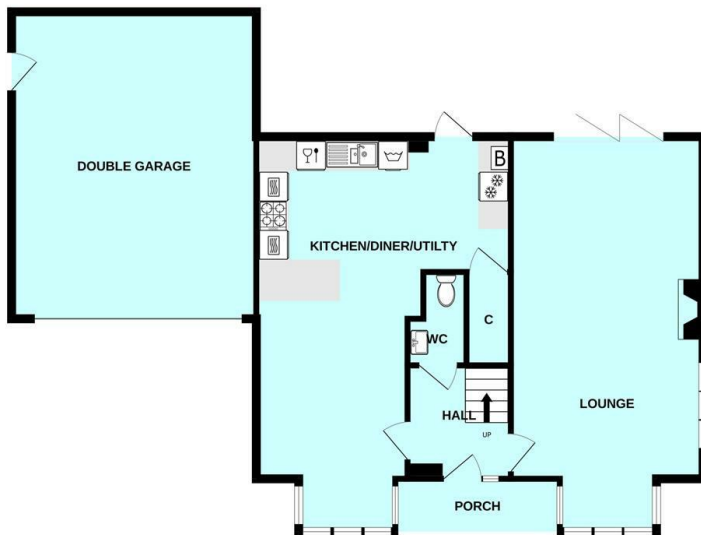


## Terrain Map

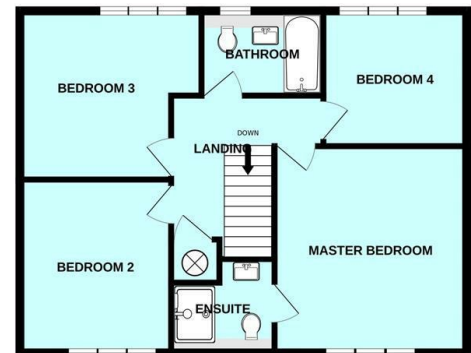


## Floor Plan

GROUND FLOOR



1ST FLOOR

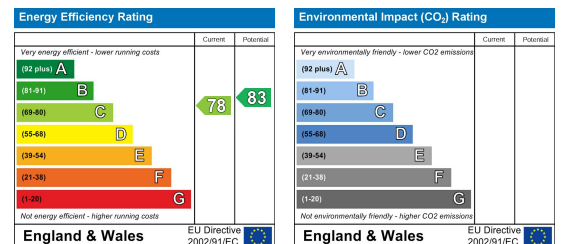


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## Viewing

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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