



8 Honicknowle Lane

Pennycross, Plymouth, PL2 3QR

Offers Over £300,000



A 1930's semi detached family home with a large garage and off road parking for up-to 6 vehicles. The accommodation comprises vestibule, entrance hall, lounge, dining room, kitchen, utility, three bedrooms, bathroom and separate wc. There is a front and enclosed rear garden.



HONICKNOWLE LANE, PENNYCROSS, PL2 3QR

ACCOMMODATION

Entrance via uPVC double glazed door which opens up into:

ENTRANCE VESTIBULE 7'2" x 6'11" (2.19m x 2.11m)

Tiled floor. uPVC double glazed windows to front and side. A polycarbonate roof over. Wooden twin doors with glazed panels opens up into:

ENTRANCE HALL 13'7" x 6'6" (4.16m x 1.99m)

Staircase rising to the first floor landing with under stairs storage cupboard. Doors leading off through to the lounge, dining room and also the cloakroom.

CLOAKROOM 6'5" x 2'7" (1.97m x 0.79m)

Matching suite of close coupled WC and wash hand basin inset into white high gloss storage cupboards below. Ceiling spotlights. Obscure uPVC double glazed window to the side.

LOUNGE 15'1" x 12'7" (4.6m x 3.85m)

Feature fireplace with wood mantle, surround and inset wood burner. uPVC curbed bay window to the front. Picture rail. Curved archway opens up to:

DINING ROOM 14'4" x 11'3" (4.38m x 3.44m)

uPVC double glazed french doors opening up out to the rear garden. Picture rail. Ceiling rose.

KITCHEN 10'11" x 7'10" (3.35m x 2.39m)

Matching base and wall mounted units with space for a dishwasher and cooker. Roll edge laminate work surfaces with inset stainless steel sink unit with single drainer and mixer tap. Wall mounted Worcester boiler. uPVC double glazed window to the side. Doorway opens up into:

UTILITY ROOM 10'2" x 7'9" (3.12m x 2.38m)

Dual aspect with double glazed windows to the rear and side. uPVC double glazed opening up out to the rear garden. Space for American fridge freezer. Plumbing for a washing machine.

FIRST FLOOR LANDING

Doors leading off through to the bedrooms, WC and bathroom. Shelved airing cupboard. Access hatch to roof void. Obscure uPVC double glazed window to the side.

BEDROOM ONE 14'2" x 11'4" (4.34m x 3.47m)

Fitted wardrobes running along one wall with shelving and hanging rail. Fitted vanity desk. Curved uPVC double glazed bay window to the front. Picture rail. Fitted bedside cabinets and headboard.

BEDROOM TWO 14'4" x 9'3" (4.39m x 2.84m)

Fitted wardrobes running along one wall with hanging rail and shelving. uPVC double glazed window to the rear. Picture rail.

BEDROOM THREE 7'10" x 6'9" (2.41m x 2.08m)

uPVC double glazed window to the front. Picture rail.

BATHROOM 7'10" x 5'4" (2.4m x 1.64m)

Matching suite of corner bath, wash hand basin set into vanity storage cupboards below and separate shower cubicle with multi jet system, lighting and speakers. Chrome heated towel rail. Part tiled walls. Tiled floor. Obscure uPVC double glazed window to the rear.

WC 4'8" x 2'9" (1.43m x 0.85m)

Close coupled WC. Part tiled walls. Obscure uPVC double glazed window to the side.

EXTERNALLY

The property is approached via a brick paved drive way attractively laid for easy maintenance with some stone chippings and circular paving. paved path runs alongside the property. Off road parking for up to six vehicles to the fore of the garage. To the rear, an enclosed garden with concrete patio seating area. The main section of garden is laid to lawn with concrete path leading down to one side. Raised flower bed and shrub borders on either side down towards a curved patio area down towards the rear boundary. Courtesy door to the garage. Wooden garden shed.

GARAGE 19'9" x 16'1" max (6.02m x 4.92m max)

Electric up and over door. Light, power and water available. Courtesy door to the side. uPVC double glazed window to the side.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

Area Map

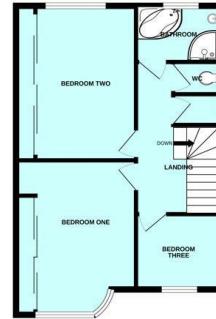


Floor Plans

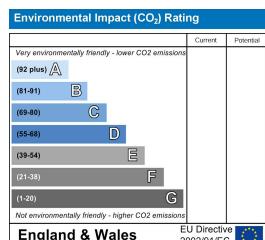
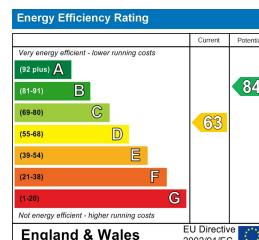
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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