



179 Lakeside Drive

Ernesettle, Plymouth, PL5 2SJ

Price Guide £230,000



A beautifully presented end-terraced property with a fantastic enclosed rear garden which is perfect for entertaining in. The accommodation comprises an entrance hall, lounge/diner, modern kitchen, 2 bedrooms & a well appointed bathroom. There is a garage to the fore of the property.



LAKESIDE DRIVE, ERNESETTLE, PLYMOUTH, PL5 2SJ

ACCOMMODATION

Entrance via a composite front door with obscure glazed panels, opens up into the entrance hall.

ENTRANCE HALL 12'0" x 6'3" (3.68 x 1.91)

Wood effect LVT flooring. Staircase rising to the first floor landing with under stairs meter cupboards. Square arch opening up into the lounge/diner & a further square arch opening up into the kitchen.

LOUNGE/DINER 16'11" x 9'8" (5.18 x 2.96)

Feature fireplace with a living flame gas fire. Continuation of wooden LVT flooring. Dual aspect room with uPVC double glazed window to the front & also to the rear looking into the conservatory. Covings. TV point.

KITCHEN 10'7" x 10'5" (3.23 x 3.2)

Attractive matching base & wall mounted units to include integrated oven, fridge/freezer, dishwasher & washer dryer. Roll edge laminate work surfaces with inset four ring gas hob with contemporary extractor hood over. Brick style tiled splash back. Inset 1.5 bowl sink unit with mixer tap. Ceiling spotlights. Continuation of wood effect LVT flooring. Dual aspect with uPVC double glazed window to the side and also one to the rear. Wooden door with glazed panel opens up into the conservatory.

CONSERVATORY 17'7" x 4'9" (5.36 x 1.47)

uPVC double glazed windows to the rear and to the side. uPVC double glazed door opens up to the side giving access to the garden. Polycarbonate roof over. Tiled floor.

FIRST FLOOR LANDING 6'3" x 6'0" (1.93 x 1.83)

Access hatch to roof void. uPVC double glazed window to the front. Doors leading off through to the bedrooms & also to a shelved airing cupboard.

BEDROOM ONE 17'0" x 9'8" (5.19 x 2.95)

Dual aspect room with uPVC double glazed window to the front & also to the rear. Door to twin storage cupboards with shelving.

BEDROOM TWO 10'4" x 8'7" plus door access (3.16m x 2.64m plus door access)

Opening to a storage space with shelving. Dual aspect with uPVC double glazed window to the rear overlooking the garden & one to the side. Covings.

BATHROOM 5'5" x 7'9" max (1.67m x 2.37m max)

Attractive matching suite with panelled bath with fitted shower over & dual shower heads, handheld & rainfall, close coupled wc with concealed cistern & wash hand basin inset into vanity storage cupboards below. Heated towel rail. Tiled walls. Tiled effect laminate flooring. Ceiling spotlights. Obscure uPVC double glazed window to the side.

EXTERNALLY

The property is approached via a paved path with steps leading up to the front door, this is bordered on one side by a section of some paving & stone chippings, with a patio area to the fore of the property. To one side, is the garage. A wooden gate gives access to a side path, bordered on one side by some mulch chippings with shrub border which leads around to the rear garden. Path leading up to a storage shed & leading up to the main section of garden which is split between two areas of lawn with flower & shrub borders, continues towards the rear boundary where there is an elevated decked seating area providing a great space to entertain family and friends in.

GARAGE 12'9" narrowing to 9'3" x 13'8" narrowing to 8'5" (3.9m narrowing to 2.83m x 4.18m narrowing to 2.57m)

Up & over door. Power available.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES

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

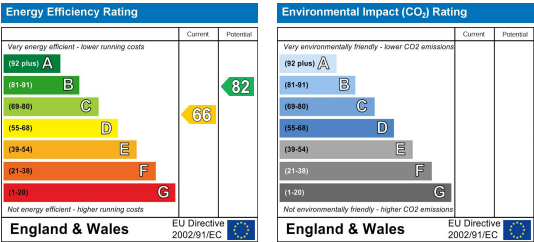
Area Map



Floor Plans



Energy Efficiency Graph



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