



## 10 Conqueror Drive

Manadon Park, Plymouth, PL5 3UT

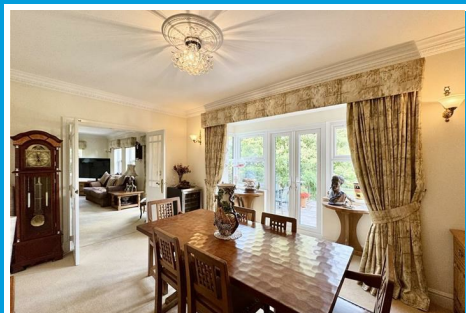
£825,000



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### CONQUEROR DRIVE, MANADON PARK, PLYMOUTH, PL5 3UT

#### SUMMARY

Superb opportunity to acquire this lovely-positioned detached family home with beautifully-presented accommodation. The house is set within generous side gardens & grounds. These include a detached double garage, ample parking, wrap around gardens & outbuildings. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, separate lounge & dining room, large open-plan kitchen/breakfast room and study. The upper floors host 5 double bedrooms complete with master ensuite dressing room & bathroom, additional ensuite shower room, Jack and Jill family bathroom & top floor shower room servicing bedrooms 4 and 5. Recent upgrades include a new high powered Keston boiler servicing central heating & domestic hot water. All new uPVC double-glazing windows & doors, new downpipes, fascias & soffits & the roof cleared.

#### LOCATION

#### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL

Staircase ascending to the first floor. High ceilings with coving and ceiling roses. Doors providing access to the ground floor accommodation.

#### LOUNGE

Dual aspect room with windows to the rear and side elevations. Corner-sited fireplace with polished limestone surround and hearth with a fitted 'Living Flame'-style gas fire. High ceilings with coving and ceiling roses. Double doors opening onto the rear terrace and internal partly-glazed double doors opening into the dining room.

#### DINING ROOM

Walk-in square bay window to the rear elevation with French doors leading to the outside. High ceilings with coving and ceiling rose.

#### OPEN-PLAN KITCHEN/BREAKFAST ROOM

A generous open-plan kitchen/breakfast room with a tiled floor. Ample space for a table and chairs. Inset ceiling spotlights. High quality kitchen cabinets with matching fascias and finished with polished granite work surfaces. Rangemaster oven. Free-standing American-style fridge-freezer. Inset stainless-steel sink unit. Built-in dishwasher. Pantry. Matching moveable island with polished granite surface. Doorway opening into the utility room.

#### UTILITY ROOM

Matching work surface and storage cabinet. Inset sink unit. Space for washing machine. Space for tumble dryer. Wall-mounted boiler. Matching tiled floor. Consumer unit. Obscured door to the side elevation leading to outside.

#### STUDY

Fitted furniture. 2 windows to the front elevation. High ceilings with coving.

#### DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin. Partly-tiled walls. Obscured window to the side elevation.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Staircase ascending to the top floor. Window to the front elevation. Double airing cupboard housing a large hot water cylinder.

#### MASTER BEDROOM

An exceptional master bedroom. 2 windows to the front elevation. Doorway leading into the dressing room.

#### DRESSING ROOM

2 double wardrobes. Window to the rear elevation. Doorway opening into the ensuite bathroom.

### EN-SUITE BATHROOM

Comprising large bath, double-sized enclosed shower, wc and wash handbasin. Obscured window to the rear elevation. Inset ceiling spotlights. Wall-mounted mirror with integral lighting. Partly-tiled walls.

### BEDROOM TWO

2 windows to the rear elevation. Double wardrobe. Doorway leading into the Jack and Jill family bathroom.

### JACK & JILL FAMILY BATHROOM

Comprising large bath, enclosed double shower, wc and wash handbasin. Wall-mounted mirror with integral light. Obscured window to the front elevation. Inset ceiling spotlights. Partly-tiled walls.

### BEDROOM THREE

2 windows to the front elevation. Doorway opening into the ensuite shower room.

### EN-SUITE SHOWER ROOM

Double-sized enclosed shower, wc and wash handbasin. Wall-mounted mirror with integral light. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

### TOP FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch. Window to the front elevation.

### BEDROOM FOUR

A generous double bedroom which is dual aspect with windows to the front and rear elevations. Double wardrobe.

### BEDROOM FIVE

A generous double bedroom which is dual aspect with windows to the front and rear elevations. Built-in wardrobe.

### SHOWER ROOM

Enclosed shower, wc and pedestal wash handbasin. Wall-mounted mirror with integral light. Partly-tiled walls. Window to the front elevation.

### DOUBLE GARAGE

Detached double garage with remote doors to the front elevation. Power. Lighting.

### OUTSIDE

The property is set within wrap around mature gardens & plentiful off-road parking. A generous paved terrace runs across the rear of the property with leafy views beyond.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: G

### SERVICES PLYMOUTH

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



## Road Map



## Hybrid Map



## Terrain Map



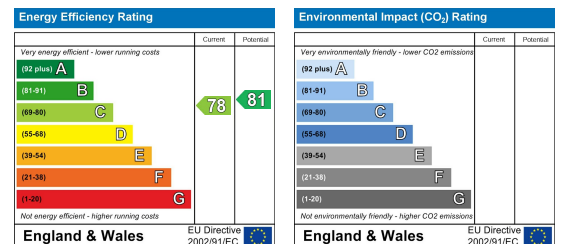
## Floor Plan



## 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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