



21 Borrowdale Close

Tamerton Foliot, Plymouth, PL6 5BN

Offers Over £285,000



Tucked away in a quiet cul-de-sac position is this semi-detached family home with garage, driveway & stone chipped hard standing. The accommodation comprising a porch, lounge, open-plan kitchen/diner & conservatory on the ground floor. There are 3 bedrooms & a lovely bathroom on the first floor. There is a enclosed rear garden with patio seating areas & insertion of lawn.



BORROWDALE CLOSE, TAMERTON FOLIOT, PL6 5BN

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens up into the entrance porch.

ENTRANCE PORCH 3'4" x 2'11" (1.04 x 0.89)

Additional storage recess. Wooden door with glazed panels opens up into the lounge.

LOUNGE 16'0" x 11'5" (4.88 x 3.48)

Wall mounted contemporary electric fan fire. uPVC double-glazed window to the front. Covings. Staircase rising to the first floor landing. Square archway opens through to the open-plan kitchen/diner.

KITCHEN/DINER 16'0" x 13'0" (4.88 x 3.98)

Attractive matching base & wall mounted units to include a 7 ring Flavell range with integrated dishwasher, fridge/freezer & space for a washing machine. Roll edge work surfaces have inset 1.5 bowl ceramic sink unit with a mixer tap. Wall mounted Ideal Logic boiler concealed in unit. Brick-style effect splash-back. Extractor fan. uPVC double-glazed window looking into the conservatory. Wood effect laminate flooring. Ample space for a dining table. Sliding uPVC double-glazed door which opens up into the conservatory.

CONSERVATORY 15'1" x 12'7" (4.61 x 3.86)

Plumbed with 2 radiators making it an all year around room. uPVC double-glazed windows to the side & rear. Polycarbonate roof over. uPVC double-glazed french doors opening out to the rear garden.

FIRST FLOOR LANDING 10'4" x 5'11" (3.16 x 1.81)

Access hatch to roof void. Doors leading off through to the bedrooms & bathroom. uPVC double-glazed window to the side.

BEDROOM ONE 11'6" x 9'8" (3.51 x 2.97)

uPVC double-glazed window to the front with a deep cil. Door to a walk-in wardrobe.

WALK-IN WARDROBE 9'6" x 3'1" (2.92 x 0.95)

Hanging rails & shelving.

BEDROOM TWO 9'7" x 9'9" (2.93 x 2.98)

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

BEDROOM THREE 8'1" x 5'10" (2.48 x 1.8)

Currently being used as a study. uPVC double-glazed window to the front. Covings.

BATHROOM 6'5" x 5'8" (1.96 x 1.73)

Attractive white suite with panelled bath with mixer shower attachment & Whirlpool jets. Fitted shower over. Close coupled wc with hidden cistern. Wash hand basin inset into vanity storage cupboards below. Chrome heated towel rail. Tiled walls. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a driveway with a tarmac path to one side. Driveway allowing off-road parking for 1 vehicle to the fore of the garage. Stone chipped hardstand to one side allowing off-road parking for a couple of vehicles. A section of astro turf to the front. Paved path leads up to the front door & also wrought iron gate giving access to the rear garden.

GARAGE 15'11" x 8'1" (4.86 x 2.48)

Up & over door.

GARDEN

To the rear an enclosed garden which consists of a paved patio seating area. Paved path runs alongside the property to a further hardstand with path down towards to the wrought iron gate. Steps lead up to the main lawn which is levelled with a large paved patio towards the rear boundary & a flowerbed running along one side with inset shrubs & plants.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

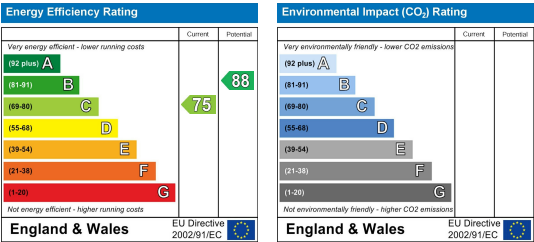
Area Map



Floor Plans



Energy Efficiency Graph



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