



10 Conqueror Drive

Manadon Park, Plymouth, PL5 3UT

Guide Price £950,000



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CONQUEROR DRIVE, MANADON PARK, PLYMOUTH, PL5 3UT

GUIDE PRICE £950,000 - £1,000,000

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, 2 large gardens sheds, one with power laid on & a large greenhouse. There are generous gardens to the rear including a multitude of features, with ornamental pond, well laid out informal gardens & a large productive kitchen garden.

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. Two new sheds, electric laid on to one, new large greenhouse, upgraded electrics in the garage & the gardens extensively landscaped. Full planning permission for large detached dwelling located in part of the garden

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 generous grounds with mature planting and plentiful off-road parking. There is mature hedging and trees together with a generous paved terrace which runs across the rear of the property overlooking the garden 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.

PLANNING PERMISSION

Planning permission - Ref 15/00744/FUL with the benefit of planning permission for a largenew detached residence together with double garage. Development started with foundations in place (under the large garden). Plans of the dwelling available for inspection at the house.



Road Map



Hybrid Map



Terrain Map



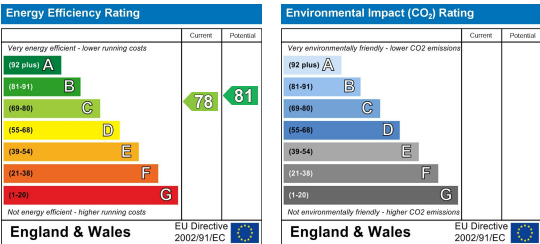
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.