



4 Cheshire Drive

Tamerton Foliot, Plymouth, PL6 6SQ

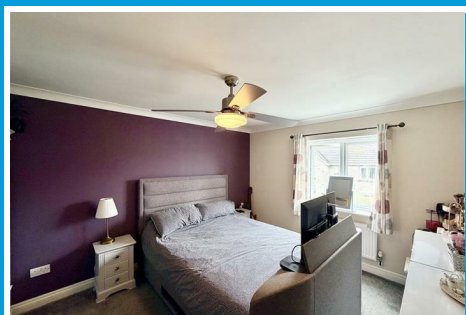
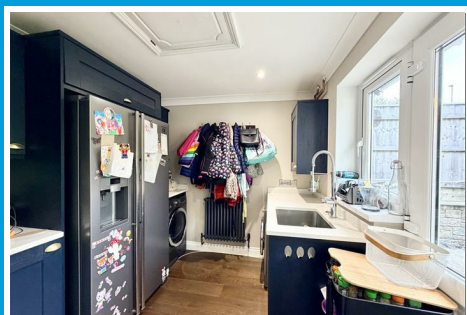
£475,000



4 Cheshire Drive

Tamerton Foliot, Plymouth, PL6 6SQ

£475,000



CHESHIRE DRIVE, TAMERTON FOLIOT, PL6 6SQ

ACCOMMODATION

Entrance via a composite front door with obscured glazed panel & obscured glazed window to one side, which opens into the entrance hall.

ENTRANCE HALL

10'0" x 6'0" (3.06m x 1.83m)

Staircase rising to the first floor landing with an open recess under. Wood effect laminate flooring. The rooms opens further into the hallway, giving access to a large open-plan kitchen/diner. Door to cloakroom. Twin wooden doors with glazed panels opens into the lounge.

CLOAKROOM

6'0" x 2'6" (1.85m x 0.78m)

Close coupled wc with hidden cistern. Wash hand basin inset into a white high gloss vanity storage cupboard below. Part-tiled walls to dado height. Chrome heated towel rail. Extractor fan. Wood effect laminate flooring.

LOUNGE

16'6" x 11'6" plus the bay (5.05m x 3.51m plus the bay)

Feature fireplace with wood mantle & surround, a stone inset & living flame gas fire. uPVC double-glazed bay window to the front. Twin wooden doors with glazed panels open into the open-plan kitchen/diner.

OPEN-PLAN KITCHEN/DINER

18'0" x 13'3" (5.5m x 4.06m)

Lovely light & airy room with attractive matching base & wall mounted units to include a fitted Rangemaster cooker & dishwasher. Quartz bevelled edge worktops

with inset sink unit & mixer tap. A fitted microwave. Ceiling spotlights. Ample space for a dining table. Incorporating a quartz breakfast bar area onto one of the worktops. Wall mounted contemporary upright radiator. uPVC double-glazed French doors opening to the rear garden. uPVC double-glazed window to the rear. Wood effect laminate flooring. Curved arch opens into the utility.

UTILITY

8'7" x 7'7" (2.63m x 2.32m)

Matching base & wall mounted units. Position for an American fridge/freezer & a separate washing machine/tumble-dryer. Quartz bevelled edge work tops have inset sink unit with a telescopic mixer tap. Wall mounted Vaillant boiler concealed in unit. Matching up-stands. uPVC double-glazed window to the rear. uPVC double-glazed door opening to the rear garden. Ceiling spotlights. Access hatch to roof void. Wood effect laminate flooring.

FIRST FLOOR LANDING

Doors leading to the bedrooms & bathroom. Access hatch to roof void.

BEDROOM ONE

13'3" x 10'7" (4.05m x 3.23m)

uPVC double-glazed window to the front. Door opens to the en-suite.

EN-SUITE

8'11" x 4'5" (2.72m x 1.36m)

Matching suite of twin shower cubical with dual shower-heads both rainfall & handheld, a close coupled wc with hidden cistern, inset sink unit into high gloss vanity storage cupboards below. Chrome heated towel rail. Tiled floor & walls. Extractor fan. Obscured uPVC double-glazed window to the side.

BEDROOM TWO

11'11" x 8'11" (3.64m x 2.74m)

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

BEDROOM THREE

8'8" x 6'7" plus the door access (2.65m x 2.02m plus the door access)

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

BEDROOM FOUR

7'4" x 7'1" (2.24m x 2.17m)

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

BATHROOM

6'5" x 5'5" (1.98m x 1.66m)

Matching suite of panelled bath with bi-folding shower screen & electric shower over. A close coupled wc with hidden cistern & wall mounted wash hand basin with vanity storage cupboards below. Chrome heated towel rail. Tiled walls & floor. Extractor fan. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a driveway allowing off-road parking for 3 vehicles to the fore of the property & a single garage.

SINGLE GARAGE

8'4" x 16'4" (2.56m x 5m)

Up & over door. Light available.

GARDEN

To the rear an enclosed garden. Wooden gate gives access from the front to a paved path which runs around to the rear of the property, which is bordered by slate chippings. Outside power points. Steps lead up to the main section of garden. A large paved patio. Decked seating area. Further steps lead up to the main section of lawn, providing a lovely level space for children to play on. Distant views over Whitleigh Woods.

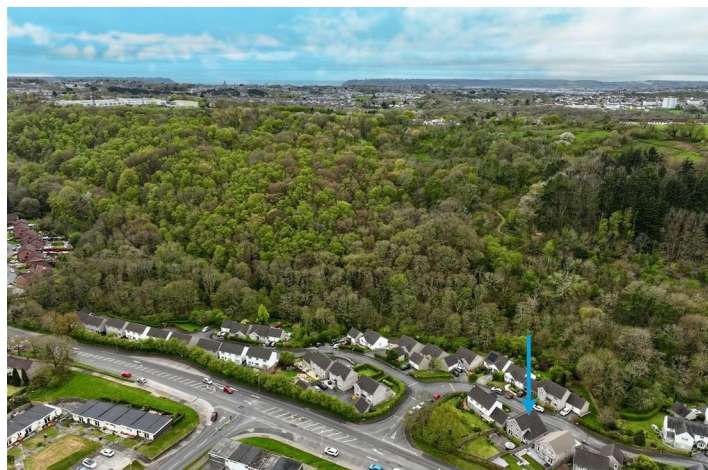
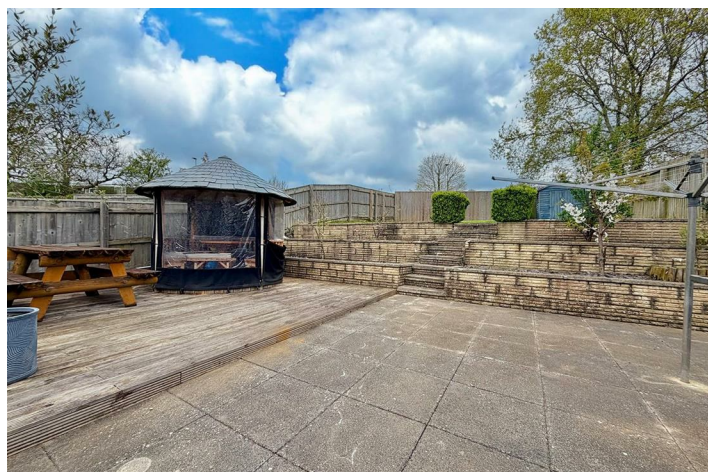
COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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



Road Map



Hybrid Map



Terrain Map



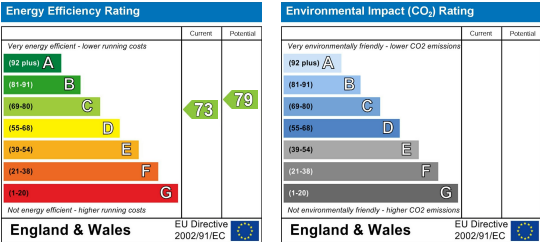
Floor Plan



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



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.