Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

4 Sonnet Close

Manadon, Plymouth, PL5 3FG

Offers Over £250,000

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A mid-terrace family home tucked away within a popular residential area in Manadon. The accommodation comprises of an entrance hall, cloakroom, lounge & a modern kitchen/diner on the ground floor. There are 3 bedrooms, the master having an en-suite & a family bathroom on the first floor. There are 2 car parking spaces to the fore of the property & an enclosed south-facing rear garden, with the property having privately owned solar panels.

SONNET CLOSE, MANADON, PLYMOUTH, PL5 3FG

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels, which opens to the entrance hall.

ENTRANCE HALL 14'7" x 3'8" widening to 7'3" (4.46m x 1.12m widening to 2.23m)

Wood effect flooring. Doors leading through to the lounge, open-plan kitchen/diner & cloakroom. Staircase rising to the first floor landing.

CLOAKROOM 6'3" x 3'2" (1.92m x 0.97m)

Matching suite of close coupled wc, wall mounted wash hand basin with tiled splash-back. Obscured uPVC double-glazed window to the front & extractor fan.

LOUNGE 14'7" x 9'8" (4.47m x 2.96m)

uPVC double-glazed window to the front. Grey wood effect flooring.

KITCHEN/DINER 17'4" x 10'7" (5.29m x 3.25m)

Open-plan room with attractive matching base & wall mounted units to include an integrated fridge/freezer, twin oven, dishwasher & washing machine. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit with a mixer tap & 4 ring gas hob, Zanussi extractor hood over. Valliant boiler is concealed in a unit. Wood effect vinyl flooring. Door to a larder storage cupboard. uPVC double-glazed window to the rear. Ceiling spotlights. uPVC double-glazed French doors opening out to the rear garden. Ample space for a dining table.

FIRST FLOOR LANDING

Access hatch to the boarded roof void. Doors leading to the bedrooms, storage cupboard above where the stairwell rises & cupboard with hanging rail.

BEDROOM ONE 10'2" x 9'10" (3.12m x 3m)

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

EN-SUITE 6'7" x 4'7" (2.01m x 1.4m)

Fitted shower cubical with electric Mira shower. Wall mounted wash hand basin. Close coupled wc. White heated towel rail. Part-tiled walls. Extractor fan. Ceiling spotlights. Vinyl flooring.

BEDROOM TWO 9'6" x 10'7" plus door access (2.91m x 3.24m plus door access)

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

BEDROOM THREE 8'9" x 7'5" (2.69m x 2.27m)

uPVC double-glazed window to the rear. Currently being used as a dressing room.

BATHROOM 6'8" x 6'4" (2.04m x 1.95m)

Matching suite of panelled bath with fitted shower over, dual shower heads both rainfall & handheld, close coupled wc & wall mounted wash hand basin. Tiled splash-backs. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the front. White heated towel rail. Vinyl flooring.

OUTSIDE

To the front of the property is 2 allocated car parking spaces. To the rear an enclosed south-facing garden which is laid for ease of maintenance.

COUNCIL TAX

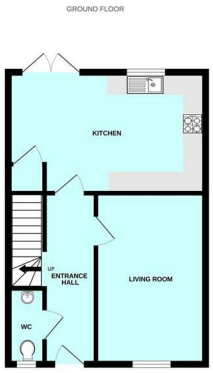
Plymouth City Council
Council Tax Band: C

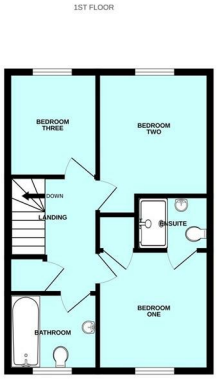
SERVICES

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

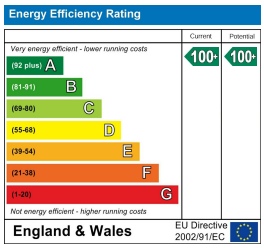
Area Map

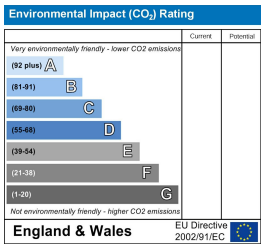
Floor Plans





Energy Efficiency Graph





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