Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



24 Huxham Close

Eggbuckland, Plymouth, PL6 5LH

Offers Over £280,000

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A semi-detached family home located in a cul-de- sac position in Eggbuckland. The accommodation comprises entrance hall, cloakroom, lounge dining room & kitchen on the ground floor. There are then 4 bedrooms & a bathroom on the 1st floor. There is off-road parking for 1 vehicle to the fore of the garage which has a workshop accessed from it. There are gardens to the front & rear. No chain.







HUXHAM CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5LH

ACCOMMODATION

Entrance via a composite front door with obscured glazed leaded light panels which opens up into the entrance hall.

ENTRANCE HALL 8'6" narrowing to 2'7" x 3'5" widening to 4'8" (2.6m narrowing to 0.8m x 1.06 widening to 1.44m)

'L-shaped' hallway. Staircase rising to the 1st floor landing. Doors leading through to a coat cupboard, wc, lounge & into the kitchen.

WC 4'11" x 3'4" (1.51m x 1.04m)

Close coupled wc with hidden cistern. Wash-hand basin inset into vanity storage cupboards below with mosaic tiled splashback. Twin storage cupboards either side of the cistern. High level obscured uPVC double-glazed window to side.

LOUNGE 17'2" narrowing to 9'5" x 13'8" narrowing to 8'2" (5.25m narrowing to 2.89m x 4.17m narrowing to 2.5m)

Feature fireplace with wood mantel & surround & inset electric fan fire. Door to under-stairs storage cupboard. Ceiling rose. Covings. Large uPVC double-glazed window to front. Bi-folding doors opening up into the dining room.

DINING ROOM 11'6" x 10'4" (3.51m x 3.16m)

Ample space for a dining table. Large uPVC double-glazed window to rear overlooking the garden. Door opening up into the kitchen.

KITCHEN 10'3" x 9'0" (3.14m x 2.76m)

Matching base & wall-mounted units. Spaces for cooker, washing machine, slimline fridge/freezer. Roll edge laminate work surfaces with inset stainless steel sink unit, mixer tap & tiled splashback. Vinyl flooring. uPVC double-glazed sliding door opening out to the rear garden with window to 1 side.

FIRST FLOOR LANDING 10'4" narrowing to 3'3" x 9'3" narrowing to 6'0" (3.16m narrowing to 1m x 2.84 narrowing to 1.83m)

Large access hatch to roof void, boarded & with lighting. Doors leading off through to the bedrooms, bathroom & 3 storage cupboards.

BEDROOM ONE 11'10" x 10'8" (3.62m x 3.26m)

Covings. uPVC double-glazed window to front.

BEDROOM TWO 10'0" x 6'11" (3.06m x 2.12m)

Wood effect vinyl flooring. uPVC double-glazed window to rear overlooking the garden.

BEDROOM THREE 7'4" x 10'6" into the wardrobe space (2.26m x 3.21m into the wardrobe space)

Fitted wardrobes running along 1 wall with shelving & hanging rails. uPVC double-glazed window to rear overlooking the rear garden.

BEDROOM FOUR 8'7" x 7'3" (2.62m x 2.22m)

Laminate wood flooring. uPVC double-glazed window to the front.

BATHROOM 6'10" x 6'4" (2.1m x 1.94m)

Matching suite of walk-in shower cubicle with fitted shower. Close coupled wc with hidden cistern. Wash-hand basin inset into white high gloss vanity storage cupboards below. Part-tiled walls. Aqua Boarding around the shower. Obscured uPVC double-glazed window to side. Vinyl flooring.

EXTERNALLY

Property is approached via a paved path bordered on one side by a section of lawn with some inset shrubs & plants & the driveway on the other, a single driveway to the fore of the garage. Path leads up the side of the property to the main entrance in & also runs alongside to the rear garden where there is a paved patio area with path leading through the garden to the top terrace which is laid to lawn. Bordered by 2 flower beds with inset shrubs & plants. Greenhouse towards the rear boundary.

GARAGE 17'2" x 8'11" (5.25m x 2.73m)

Up & over door. Light & power available. Twin doors opening up into the workshop.

WORKSHOP 13'8" x 10'10" (4.18m x 3.32m)

Light & power available. Wall-mounted Worcester boiler.

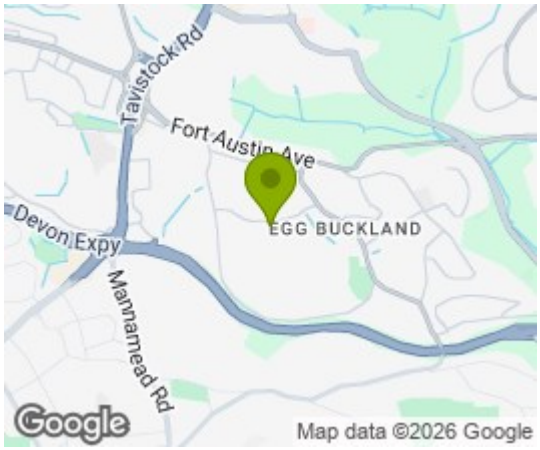
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

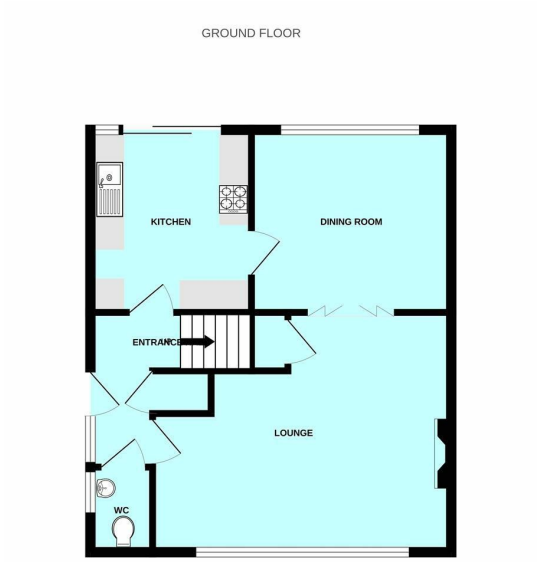
SERVICES

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

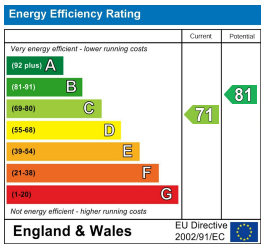
Area Map

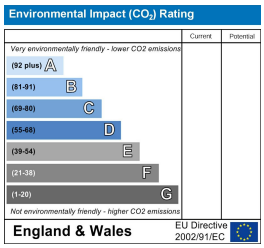


Floor Plans



Energy Efficiency Graph





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