



## 40 Efford Road

Higher Compton, Plymouth, PL3 6NE

Offers Over £425,000



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## EFFORD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NE

### ACCOMMODATION

Entrance via a composite front door with obscured glazed panels & obscured glazed windows on either side opening up to the porch.

### PORCH

5'4" x 3'5" (1.64 x 1.05)

uPVC double-glazed windows on either side. Wooden door with glazed panels & glazed windows on either side opening up into the entrance hall.

### ENTRANCE HALL

16'11" x 5'10" (5.16 x 1.79)

uPVC obscured double-glazed window to the side. Staircase rising to the first floor landing with under-stairs storage cupboards. Archway to a recess. A further obscured uPVC double-glazed window to the side. Glazed wooden doors which open up into the lounge, dining room & kitchen.

### LOUNGE

12'11" x 11'11" plus the bay (3.94 x 3.64 plus the bay)

Feature fireplace with stone hearth, mantle & surround with an inset living flame glass fronted fire. Picture rail. Covings. Dado rail. Ceiling rose. Obscured uPVC double-glazed bay window to the front. Square arch opens into the dining room.

### DINING ROOM

11'8" x 13'8" (3.57 x 4.18)

uPVC double-glazed French doors opening up out to a covered area in the garden. Dado rail. Picture rail. Covings. Ceiling rose.

### KITCHEN

15'10" narrowing to 6'11" x 10'2" narrowing to 7'1" (4.84 narrowing to 2.12 x 3.1 narrowing to 2.16)

Attractive high gloss matching base & wall mounted units with inset dishwasher, separate fridge & freezer, integrated wine cooler, twin Neff oven with a stainless steel hood over & microwave with a plate warmer underneath. Roll edge granite worktops have inset

1.5 bowl sink unit with twin mixer taps. Drain lines inset into the surface. Glazed splash-backs. Wood effect laminate flooring. Ceiling spotlights. Neff 5 ring gas hob. Fitted TV. uPVC double-glazed window to the side. Wooden door with glazed panels opens up into the conservatory. uPVC obscured double-glazed door opens up into the covered garden area.

### CONSERVATORY

11'1" x 10'10" (3.38 x 3.31)

Poly carbonate roof over. uPVC double-glazed windows with fitted blinds to the side & rear overlooking the garden. uPVC double-glazed French doors opening up out to the side. Wood effect laminate flooring.

### FIRST FLOOR LANDING

Doors leading off through to the bedrooms & bathroom. Obscured uPVC double-glazed window to the side. Access hatch to roof void. Door to the airing cupboard which houses the Worcester combination boiler.

### BEDROOM ONE

15'2" x 12'6" into the bay (4.62m x 3.81m into the bay)

uPVC double-glazed curved bay window to the front. Picture rail. Covings. Door opening up into the en-suite.

### EN-SUITE

15'3" x 8'2" (4.65 x 2.5)

Attractive matching suite of a free standing bath, walk-in shower cubical with dual shower-heads both rainfall & handheld & a close coupled wc with hidden cistern. Roll edge work surface with high gloss storage cupboards below & inset sink unit. Open towel storage. Ceiling spotlights. Part-tiled walls. Chrome heated towel rail. Obscured uPVC double-glazed window to the front. Tiled floor.

### BEDROOM TWO

13'2" x 11'2" (4.03 x 3.42)

Picture rail. Covings. uPVC double-glazed window to the rear overlooking the garden. Door into the en-suite.

## EN-SUITE

10'2" x 5'8" (3.12 x 1.73)

Matching suite of close coupled wc, pedestal wash hand basin & walk-in shower with rainfall shower-head. Chrome heated towel rail. Part-tiled walls. Tiled floor. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the rear.

## BEDROOM THREE

10'1" x 7'2" (3.09 x 2.2)

uPVC double-glazed window to the side. Picture rail. Covings.

## BATHROOM

8'1" x 4'7" (2.48 x 1.4)

Matching suite of twin walk-in shower with electric Mira shower, pedestal wash hand basin & close coupled wc. Tiled walls. Chrome heated towel rail. Tiled floor. 2 obscured uPVC double-glazed windows to the side.

## BEDROOM FOUR

6'9" x 6'4" (2.06 x 1.95)

uPVC double-glazed window to the front. Ceiling spotlights.

## OUTSIDE

The property is approached via 2 twin wrought iron gates for vehicles which opens up to a large hardstand to the fore of the property which allows off-road parking for up to 6 vehicles. A wrought iron pedestrian gate opens up to the driveway. A pedestrian gate to the side of the property which opens up to a side path leading around to the rear.

## GARDEN

To the rear a covered seating area. Courtesy door into the garage. A south-facing garden with a stone patio area with a section of astroturf with a raised flowerbed running along 3 sides with inset shrubs & plants.

## COVERED SEATING AREA

14'9" x 5'10" (4.51 x 1.8)

Tiled floor. Ceiling spotlights. Square arch opening up to the main garden.

## GARAGE

26'2" x 11'10" narrowing to 6'3" (7.98 x 3.63 narrowing to 1.91)

Mesanine storage. Wall mounted & base units positioned for a washing machine/tumble-dryer. Light & power available.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

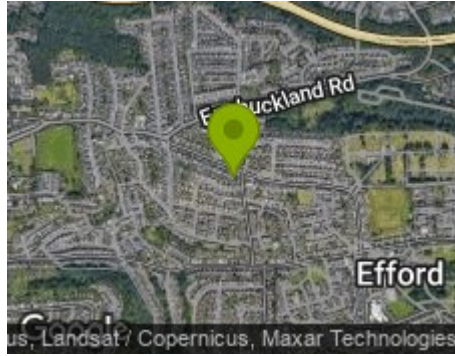
The property is connected to all the mains services: gas, electricity, water and drainage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

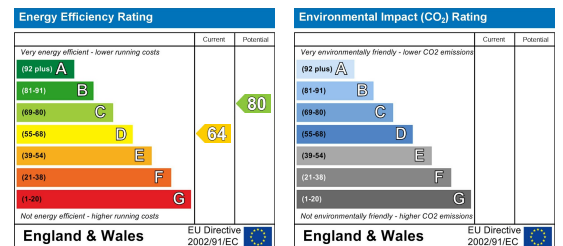


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## Viewing

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



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