



40 Lake View Close

Holly Park, Plymouth, PL5 4LX

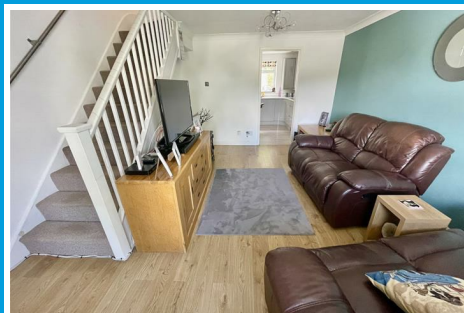
£210,000



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LAKE VIEW CLOSE, HOLLY PARK, PLYMOUTH, PL5 4LX

SUMMARY

Well presented 1970's built mid terraced house. pleasant position with far reaching rural/woodland views. DG & CH. Spacious lounge/dining room, modern fitted kitchen, 2 double bedrooms & bathroom/wc. Long wide drive & integral garage. Low maintenance enclosed rear garden.

LOCATION

Set in this popular area of Holly Park, close to Tamerton Creek and with walks through to Tamerton Foliot. With nearby woodland and estuary walks. A range of local services found nearby.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'2" x 2'9" (0.97m x 0.84m)

Smart mains electric meter.

HALL

3'2" m max wide (0.99 m max wide)

Staircase rises to first floor.

FIRST FLOOR

LOUNGE/DINING ROOM

15'10" x 12'11" (4.83m x 3.94m)

Spacious room. Long views towards Tamerton Creek and woodland.

KITCHEN/BREAKFAST ROOM

12'11" x 8'11" (3.94m x 2.72m)

Beautifully presented modern fitted integrated with excellent range of quality built in storage. Window overlooking rear garden & door to the rear. Corian work surfaces & soft close doors, 1.5 bowl under mounted stainless steel sink, Bosch double oven/grill, upright fridge/freezer, Hotpoint washing machine, Bosch induction hob with extractor hood over and drinks fridge.

SECOND FLOOR

LANDING

Doors off to:-

BEDROOM ONE

12'8" x 12'11" (3.86m x 3.94m)

Window to the front with far reaching valley and woodland views.

BEDROOM TWO

12'4" x 8'1" (3.76m x 2.46m)

Window to the rear.

BATHROOM

8'11" m x 4'5" (2.74 m x 1.37m)

Window to the rear. Quality white suite, bath with Mira Sprint electrically heated shower over, tiled splash backs, close coupled WC & pedestal wash hand basin.

EXTERNALLY

At the front a private drive 18'3" long & 12'7" wide.

To the rear a landscaped terraced back garden, low maintenance and rising on 3 levels. laid mainly to paved patios and ideal for alfresco dining, with well established fence & hedge boundaries.

GARAGE

16'0" m x 9'6" max (4.88 m x 2.90m max)

Integral with up & over door. Cold water tap. Mains gas meter, Modern electric consumer unit.



