



## 64 Carnock Road

Manadon, Plymouth, PL2 3SH

**£310,000**



Sitting on a lovely plot with a fantastic enclosed heart garden is this semi-detached family home with garage & private driveway allowing off-road parking for up to 2 vehicles. The accommodation comprises porch, entrance hall, lounge, open-plan kitchen/diner, utility cupboard, cloakroom, 3 bedrooms & a family bathroom. To the rear is a garden perfect for children to play in or entertain in with 2 decked seating areas.



CARNOCK ROAD, MANADON , PLYMOUTH, PL2 3SH

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens up into the porch.

PORCH 8'0" x 2'1" (2.44 x 0.66)

Obscured uPVC double-glazed window to the front & side. Tiled floor. uPVC obscured double-glazed door opens up into the entrance hall.

ENTRANCE HALL 14'9" x 8'7" (4.51 x 2.62)

Staircase rising to the first floor landing with an under-stairs storage cupboard. Doors leading off through to the lounge, kitchen & inner hallway.

INNER HALLYWAY 3'9" x 2'10" (1.15 x 0.88)

Tiled floor. Door opening up into the cloakroom. uPVC obscured double-glazed door opens up out to the garden. Opening into a utility cupboard area with plumbing for a washing machine, wall mounted Worcester boiler & roll edge laminate work surface.

CLOAK 5'0" x 2'8" (1.54 x 0.83)

Matching suite of close coupled wc & wall mounted wash hand basin. Tiled floor. Obscured uPVC double-glazed window to the side.

LOUNGE 13'5" x 10'8" (4.09 x 3.26)

Feature fireplace with wooden mantle & surround, inset living flame gas fire. uPVC double-glazed window to the front. Opening into the dining room.

DINING ROOM 9'11" x 10'0" (3.03 x 3.07)

Ample space for a dining table with uPVC double-glazed french doors opening up out onto the decked seating area. Square arch opens up incorporating the breakfast bar through to the kitchen.

KITCHEN 10'9" x 9'2" (3.28 x 2.81)

Attractive matching base & wall mounted units to include integrated oven & space for an upright fridge/freezer. Roll edge laminate work surface has inset 4 ring gas hob with stainless steel splash-back & stainless steel extractor hood. Inset stainless steel sink unit with a single drainer. uPVC double-glazed window to the rear overlooking the garden. Grey wood effect vinyl flooring. Ceiling spotlights.

FIRST FLOOR LANDING 19'0" x 3'5" max (5.8 x 1.06 max)

uPVC double-glazed window to the front. Access hatch to roof void. Doors leading off through to the bedrooms, bathroom & shelved airing cupboard.

BEDROOM ONE 13'5" x 10'8" (4.1 x 3.26)

uPVC double-glazed window to the front.

BEDROOM TWO 10'1" x 9'11" (3.09 x 3.04)

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

BEDROOM THREE 9'4" x 6'7" (2.85 x 2.01)

Door to a shelved storage cupboard. uPVC double-glazed window to the rear overlooking the garden.

BATHROOM 8'9" x 5'4" (2.69 x 1.65)

Attractive matching suite of panelled bath with a fitted shower over, pedestal wash hand basin & close coupled wc. Tiled floor. Part-tiled walls. 2 obscured uPVC double-glazed windows to the side.

OUTSIDE

The property is approached via a brick paved driveway allowing off-road parking for up to 2 vehicles. Access to the front door. Twin wooden gates open up from the driveway to a brick paved hardstanding area to the fore of the garage.

GARAGE 15'10" x 9'6" (4.84 x 2.9)

Up & over door. Single-glazed window to the side.

GARDEN

Great-sized garden with 2 decked seating areas looking onto the garden. Brick paved pathway runs alongside the garage. Second decked area. L-shaped lawn which provides a good safe place for children to play in.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

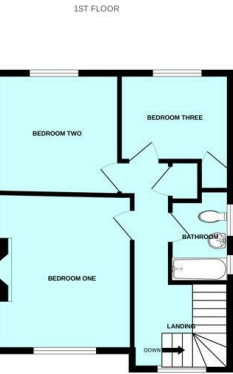
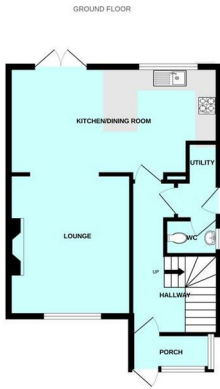
SERVICES

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

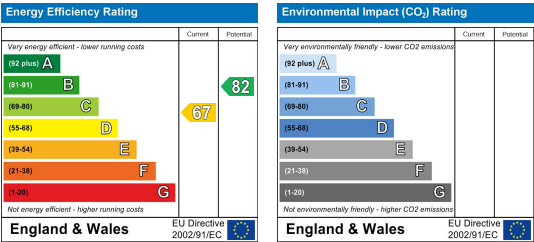
Area Map



Floor Plans



Energy Efficiency Graph



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