



The Heathers, Plymouth Price £279,950 Freehold

This beautiful three bedrooms detached residence is in an enviable position being placed at the end of a peaceful cul de sac with a stunning open view out over the field and woods. There is an entrance hallway offering plenty of room to welcome in guests this then flows into a sizeable and well presented lounge which is partially open plan to the dining room creating a lovely flow perfect for evenings of entertaining. The white gloss kitchen offers plenty of work top and storage space and again your eyes are drawn to the wonderful view which is perfect for when doing the dishes. There is a conservatory which offers a great additional reception space and offers integral access into the garage and cloakroom. Upstairs there are three bedrooms all boasting fitted wardrobes and a fresh shower room. To the front of the property is a driveway offering off road parking for two cars. The rear garden is a hidden gem as it just opens up to a substantial plot framed with a direct south facing view where you could lose many an hour gazing out over with an afternoon glass of wine.

0.95%

Min Fee £1200
INCLUDING
VAT



Ground Floor

Entrance Hallway

You enter this attractive property into a spacious and neutrally presented entrance hallway where there is ample room to welcome in guests and offer a space to place coats and shoes. A door gives access into the lounge and a staircase ascends to the first floor. There is a radiator, spotlight and an alarm panel.

Lounge

12'11" (3.94m) x 12'3" (3.73m)

This well proportioned lounge is a lovely light and airy space and offers plenty of room for when all the family are home enjoying an evening in together. The plasma electric fire offers a nice feature and the room is enhanced by the pleasant choice of decor and carpets. There is an open flow into the dining room making this a lovely space to enjoy entertaining in. There is a radiator and a light fitting.

Dining Room

11'10" (3.61m) x 7'5" (2.26m)

This is perfectly positioned between the kitchen and lounge and the french doors offer a seamless flow out onto the patio making this a lovely space to sit and enjoy a meal with the family with the beautiful view as a backdrop. There is potential to create a kitchen/diner if desired subject to suitable consent. There is a radiator and a light fitting.

Kitchen

11'10" (3.61m) x 7'10" (2.39m)

The modern refitted kitchen includes white gloss units with a complimenting worktop. There is plenty of storage space and the layout is very user friendly. There is an integrated sink with drainer, hob, oven, extractor and then space for a fridge and dishwasher. There is a deceptive storage cupboard offering further space. There is spotlighting and a door gives access to the conservatory.

Conservatory

10'9" (3.28m) x 8'9" (2.67m)

This is such a lovely addition and really makes the most of the open views. This would be a lovely spot to enjoy a good read and cup of tea any time of day or perhaps a play room for somewhere to put the children's toys all in one place. There are french doors leading out onto the substantial patio area and a sliding door gives access out to the side path. There is a wall light and radiator.

Garage

18'3" (5.56m) x 9'1" (2.77m)

The integral garage offers a fantastic storage/utility space. The current owners have their washing machine and tumble dryer in here keeping the noisy appliances out of the reception space. There is loft space and access into the cloakroom. There is a light fitting and the boiler is in situ here which was installed only six months ago.



Cloakroom

This is a fantastic addition for any home and its location is ideal for when your enjoying a summer bbq with friends and family and offers ease of use. There is a white low level wc, a wash hand basin and there is a light fitting and extractor.

First Floor

Landing

The landing offers access to all first floor rooms and into the airing cupboard and loft. The loft is fully insulated and offers great storage potential. There is a light fitting.

Bedroom One

13'2" (4.01m) Max x 9'2" (2.79m)

The master bedroom is a deceptive space and offers a pretty outlook out over the pleasant cul de sac. The neutral decor and fitted wardrobes allow you to move in with minimal fuss and items. There is a radiator and a light fitting.

Bedroom Two

9'2" (2.79m) x 9'2" (2.79m)

The second bedroom is another well proportioned double and would function well as a guest room or a lovely teenagers den. There is a run of fitted wardrobes and again has a beautiful view to wake up to. There is a radiator and a light fitting.

Bedroom Three

9'7" (2.92m) Max x 6'6" (1.98m)

The third bedroom is an ideal child's room or home office and includes a fitted wardrobe. There is a radiator and a light fitting.

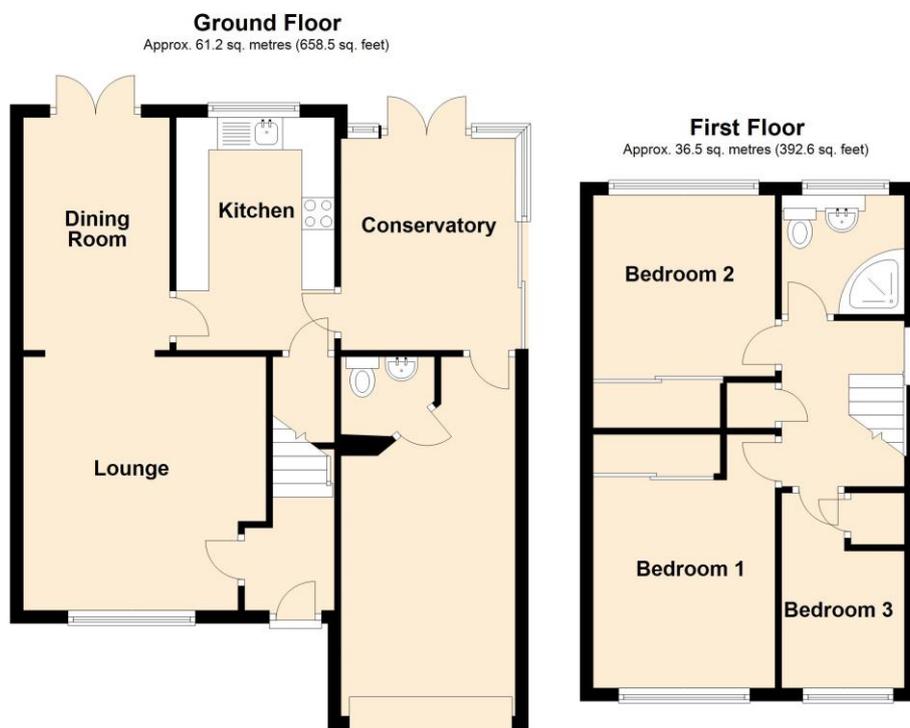
Family Shower Room

The shower room is a lovely contemporary space which offers a corner shower enclosure with a shower inset. There is a white low level and a wash hand basin fitted into a stylish vanity unit. There was previously a bath in this space so the new owner could put on back in place if they desired. There is a towel heater, shaver point and a light fitting

Outside

The front garden offers a pretty border area with sleepers and flowers. There is a driveway for two cars in front of the garage. To the rear of the property is a stunning south facing corner plot with various patio's and chipped area's perfect for soaking up the summer sun with a good old bbq. The view from here is spectacular and is a real sun trap. The garden backs onto fields and woodlands offering a great exploring space for the children and pets.





Total area: approx. 97.7 sq. metres (1051.1 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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