



Mildren Way, Plymouth, Devon, PL1

Offers Over: £200,000

Freehold

This contemporary home in the now established new home development in Devonport is delightfully spacious and is the epitome of the perfect family home. Natural light flows throughout every corner of the property which results in the home having a warm and welcoming ambience. The property has been intelligently designed to allow for a natural flow throughout whilst simultaneously providing ample room space and opportunity. Two substantial reception rooms run the full length of the ground floor with a high specification fitted kitchen and generous ground floor WC also on offer. Upstairs the home has a total of four double bedrooms with the master boasting its own ensuite shower room. Again impeccably suiting to a family, there is allocated parking right outside and an enclosed level rear garden with enough space for the full family to enjoy. EPC: C

Accommodation

Entrance Hall 10'2" x 4'8" (3.1m x 1.42m). Double glazed door and window to front, hardwood flooring, stairs to first floor, doors into:

WC 6'5" x 6'2" (1.96m x 1.88m). Vinyl flooring, low level WC, wash hand basin, wall mounted radiator, space for tumble dryer.

Lounge / Dining Room 24'2" x 10'8" (7.37m x 3.25m). Hardwood flooring, double glazed windows to front, full width double glazed windows and doors to rear into garden, two wall mounted radiators, TV point, ample space for table and chairs, leads into kitchen.

Kitchen 10'2" x 7'9" (3.1m x 2.36m). Fully fitted kitchen with range of matching wall and base units, roll-edged worktops, integrated electric oven, gas hob and extractor over, integrated 1 1/2 bowl stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge freezer, larder under the stairs, hardwood flooring, double glazed windows to rear.

Reception Room / Games Room 19'1" x 9'1" (5.82m x 2.77m). Converted from the original garage. Laminate flooring, wall mounted radiator, TV point, double glazed window and door to rear into garden.

First Floor Landing Carpet flooring, airing cupboard, loft access, wall mounted radiator, double glazed window to rear, doors into:

Master Bedroom 16'2" x 9'8" (4.93m x 2.95m). Max measurements. Carpet flooring, wall mounted radiator, double glazed window to front, fitted wardrobes, door into ensuite.

Ensuite Showerroom 9'2" x 6'3" (2.8m x 1.9m). Max measurements. Vinyl flooring, part tiled walls, low level WC, wash hand basin, shower cubicle, wall mounted radiator, double





glazed window to rear.

Bedroom 11'7" x 9'3" (3.53m x 2.82m). Carpet flooring, wall mounted radiator, double glazed window to front, TV point.

Bedroom 10' x 8' (3.05m x 2.44m). Carpet flooring, wall mounted radiator, double glazed window to rear, TV point.

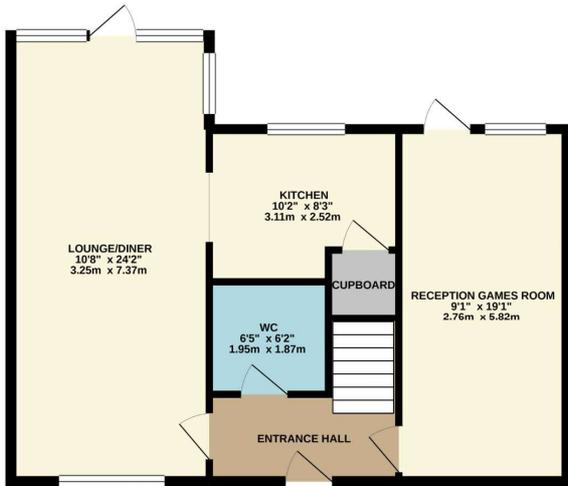
Bedroom 9'4" x 9'3" (2.84m x 2.82m). Max measurements. carpet flooring, wall mounted radiator, double glazed window to front.

Bathroom 6'4" x 6'3" (1.93m x 1.9m). Vinyl flooring, part tiled walls, low level WC, wash hand basin, wall mounted radiator, double glazed window to rear.

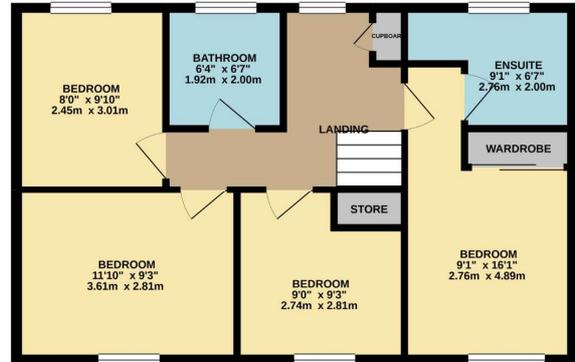
Outside There is allocated parking at the front of the property. The rear garden is well proportioned and entirely enclosed. There is a

decked area housing a large summer house which leads further to a level artificial lawn enclosed by flower beds and small trees.

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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