



Westleigh Way, Plymouth, Devon, PL9

Offers Over: £200,000

Freehold

This idyllic three bedroom home in Saltram Meadow has an abundance of natural light pouring throughout every room. Although still incredibly new and modern, the current owners have decorated and presented the property to a fresh and elegant standard have also landscaped both the front and rear gardens utilising every aspect of its sunny corner plot. As expected with a property of this standard, modern kitchen and bathroom fittings have been implemented with three toilets in total including a beautiful ensuite. A full width impressive lounge/diner gives ample space for the full family to enjoy with an abundance of storage and patio doors opening directly out onto the newly constructed sun deck. Upstairs three well-proportioned bedrooms and family bathroom complete the interior. Parking is in an abundance too with a driveway and garage resulting in the perfect family home!

Accommodation

Entrance Hall 11'7" x 6'11" (3.53m x 2.1m). Laminate flooring to carpet flooring, wall mounted radiator, stairs to first floor landing, doors into:

W/C 5' x 3' (1.52m x 0.91m). Laminate flooring, wall mounted radiator, low level WDC, wash hand basin, double glazed window to front

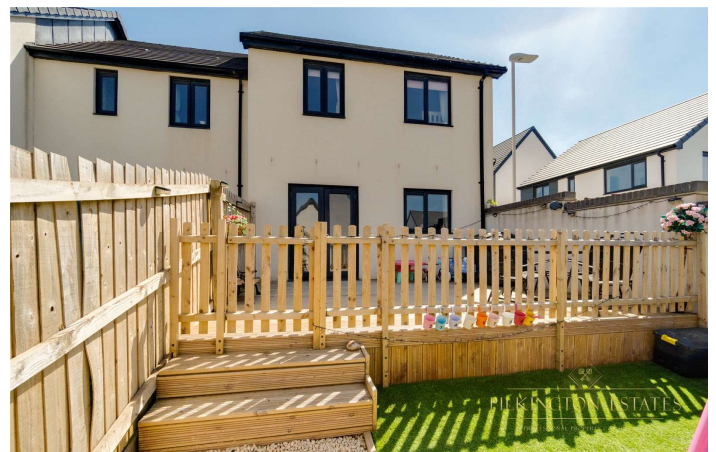
Lounge / Diner 15'8" x 13'5" (4.78m x 4.1m). Max measurements. Carpet flooring, two wall mounted radiators, double glazed window to rear as well as double glazed patio doors to rear, TV point, large under stair storage.

Kitchen 11'7" x 7'10" (3.53m x 2.4m). Fully fitted kitchen with a range of matching wall and base units, roll edged worktops, laminate flooring, integrated electric cooker with gas hob over, integrated 1 1/2 bowl sink and drainer unit, integrated dishwasher, space for fridge-freezer, double glazed window to front, wall mounted radiator.

First Floor Landing 9'3" x 3'1" (2.82m x 0.94m). Carpet flooring, loft access, storage cupboard, doors into:

Bedroom 12'6" x 9'9" (3.8m x 2.97m). Max measurements. carpet flooring, wall mounted radiator, double glazed window to front, TV point, door into ensuite.

Ensuite Shower Room 6' x 5'1" (1.83m x 1.55m). Laminate flooring, part tiled walls, low level WC, wash hand basin, shower cubicle, double glazed window to front.





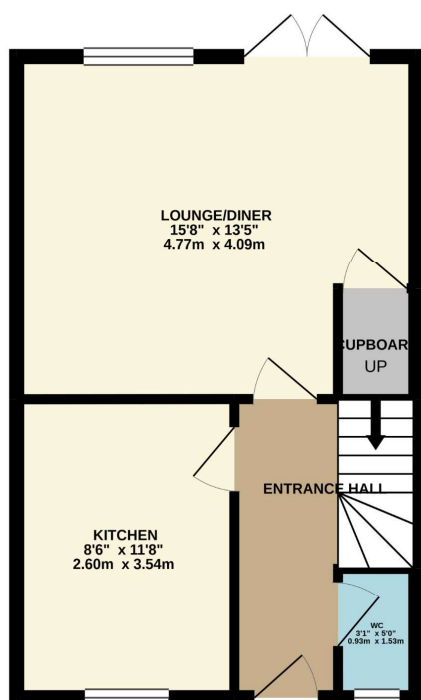
Bedroom 9'6" x 9'3" (2.9m x 2.82m). Carpet flooring, wall mounted radiator, double glazed window to rear, TV point.

Bedroom 9'3" x 5'9" (2.82m x 1.75m). Carpet flooring, wall mounted radiator, double glazed window to rear, TV point.

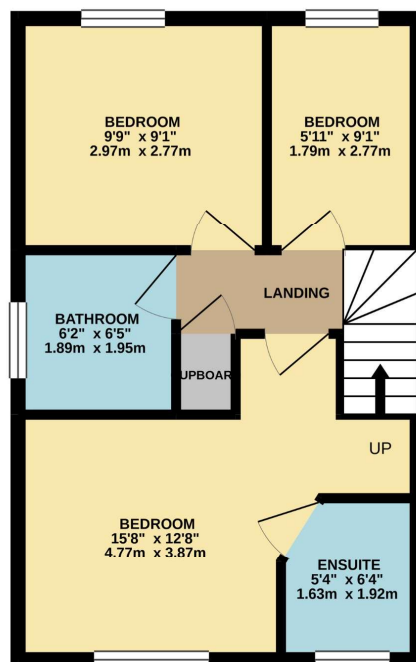
Bathroom 6'5" x 6'2" (1.96m x 1.88m). Laminate flooring, bath with drainer taps over, shower over the bath, part tiled walls, low level WC, wash hand basin, double glazed window to side, wall mounted heated towel rail.

Outside The property has a garage with driveway in front. garage has power, light, up and over door and is larger than the average single. The rear garden has been landscaped with a raised decked area level from the living room doors. Steps then lead down to an area laid to artificial lawn and a small decked area. The rear garden enjoys the afternoon and evening sun,

GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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Disclaimer

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