



Amber Close, Plymouth, Devon, PL6

Offers Over: £220,000

Freehold

Often expectations are high when purchasing a recently built property, however this gorgeous home exceeds all preconceived ideas and is a real delight. The sense of space from the moment you walk through the door is most satisfying as is the profusion of natural light flowing throughout the home. The property has all the high specification anticipations with a modern ground floor WC, family bathroom, ensuite and kitchen. The kitchen diner itself is a great deal larger than the average build of this kind giving ample space for large dining room table and chairs and further furniture if required. Upstairs are three good sized bedrooms with space for a growing family. Again, suited to an expanding household are the two allocated parking spaces at the front of the property and good-sized westerly facing rear garden.

Accommodation

Entrance Hall 17'2" x 6'8" (5.23m x 2.03m). Double glazed window and door to front, carpet flooring, stairs to first floor landing, storage cupboard, under-stairs storage, doors into:

WC 5'10" x 2'7" (1.78m x 0.79m). Vinyl flooring, low level WC, wash hand basin, extractor fan, wall mounted radiator.

Kitchen / Diner 17'5" x 11'9" (5.3m x 3.58m). Max measurements. Fully fitted kitchen with a range of matching wall and base units, roll edged worktops, space and plumbing for washing machine, space for dishwasher, integrated electric oven with gas hob and extractor over, integrated 1 1/2 bowl sink and drainer unit, space for fridge freezer, ample space for large dining room table and chairs as well as further seating, double glazed window and double patio doors to rear.

Living Room 14'5" x 10'5" (4.4m x 3.18m). Carpet flooring, wall mounted radiator, double glazed window to front, TV point.

First Floor Landing 11'7" x 7'10" (3.53m x 2.4m). Max measurements. Carpet flooring, loft access, wall mounted radiator, storage cupboard, doors into:

Master Bedroom 11'6" x 10'2" (3.5m x 3.1m). Carpet flooring, wall mounted radiator, double glazed window to rear, door into ensuite.





Ensuite 9'3" x 4'4" (2.82m x 1.32m). Vinyl flooring, low level WC, wash hand basin, walk in double shower cubicle, wall mounted heated towel rail, part tiled walls, extractor fan.

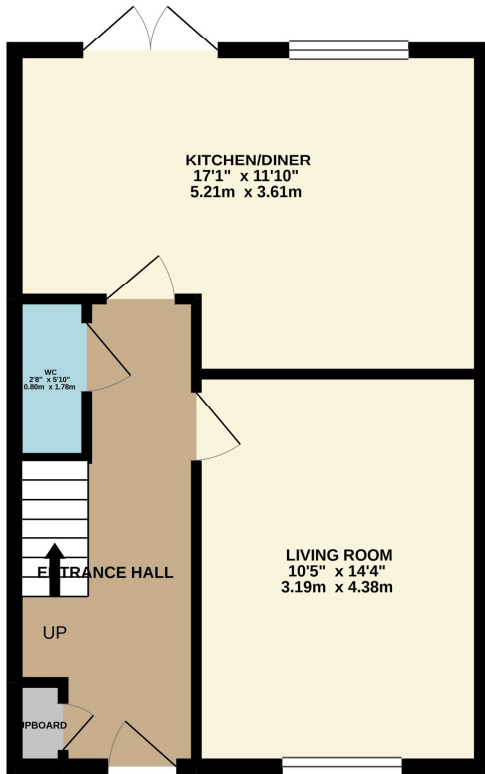
Bedroom 10'3" x 10' (3.12m x 3.05m). Carpet flooring, wall mounted radiator, double glazed window to front,

Bedroom 8'1" x 6'10" (2.46m x 2.08m). Carpet flooring, wall mounted radiator, double glazed window to rear.

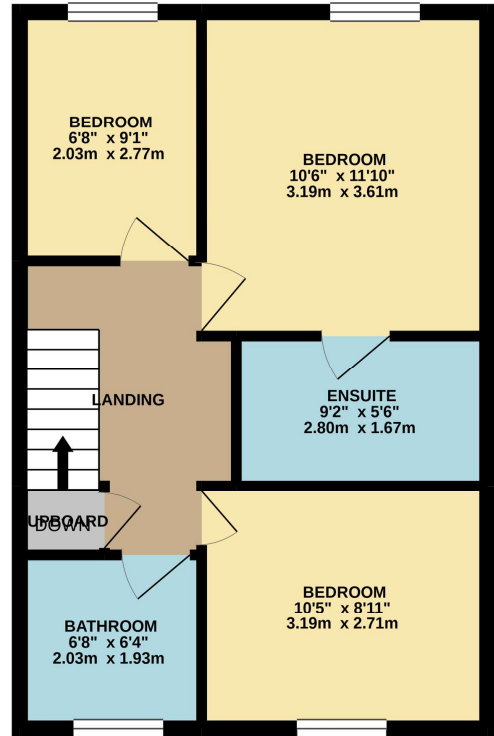
Bathroom 7' x 6'4" (2.13m x 1.93m). Vinyl flooring, part tiled walls, low level WC, wash hand basin, bath with taps and shower over, wall mounted radiator, double glazed window to front.

Outside At the front of the property there is a double allocated parking space for 2 vehicles. The front elevation of the home also gives immediate pedestrian access to the nearby woodlands which are a real delight. The rear garden is fully enclosed and laid to patio and then further lawn. Due to its westerly facing orientation it is a real suntrap.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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