



## **Slatelands Close, Plymouth, Devon, PL7**

**Offers Over: £190,000**

*Freehold*

This impeccably kept two double bedroom semi-detached home is positioned attractively on a substantial corner plot. The plot undoubtedly lends itself extremely well to a large extension which would transform this home and double its footprint. The home itself has been incredibly well looked after and is pristine throughout. The property has a large living room and attractive kitchen diner. Double doors lead out from the kitchen dining room into the rear garden. Upstairs are two double bedrooms and family bathroom. The gardens of the property are stunning and manicured to perfection to a standard that must be viewed to be fully appreciated. The rear garden of the property offers an area of peace and tranquillity with an array of plants, flower beds, small trees and bushes and is sure to put a smile on the face of any keen gardener.

## **Accommodation**

**Entrance Porch** 5'1" x 3'11" (1.55m x 1.2m). double glazed door to side, double glazed window to front, carpet flooring, wall mounted radiator, door into



**Living Room** 17'3" x 13' (5.26m x 3.96m). Carpet flooring, double glazed window to front, wall mounted radiator, gas fire with fireplace surround, tv point, stairs heading to first floor landing, door into

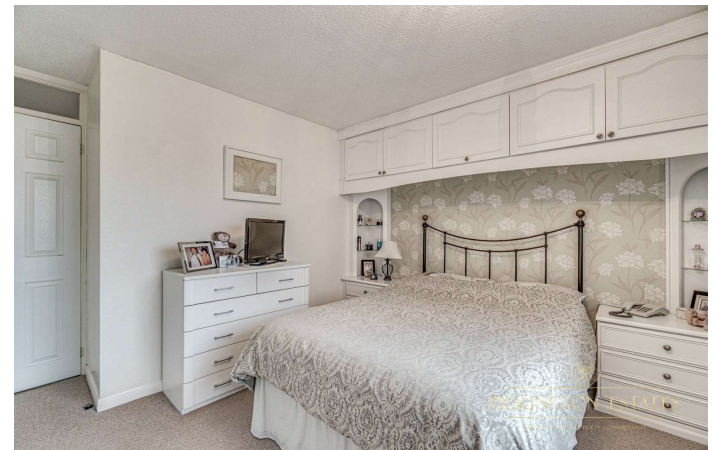


**Kitchen Dining Room** 13' x 9'1" (3.96m x 2.77m). Kitchen has a range of matching wall units with roll top finished worktops, part tiled walls, integrated gas oven topped with a gas hob over, with an extractor fan above, space and plumbing for washing machine, integrated stainless steel sink and draining unit, space for fridge, wall mounted boiler, laminate flooring, also space for dining table and chairs as well, double glazed windows and door to rear leading into the rear garden



**First floor Landing** 5'7" x 4'7" (1.7m x 1.4m). Carpet flooring, wall mounted radiator, loft access, doors into

**Bedroom** 13' x 12'2" (3.96m x 3.7m). Max measurements, carpet flooring, wall mounted radiator, double glazed window to front, full fitted wardrobes, as well as further fitted cupboards, tv point





**Bedroom** 13' x 9'1" (3.96m x 2.77m). Carpet flooring, wall mounted radiator, double glazed window to rear aspect with attractive outlook

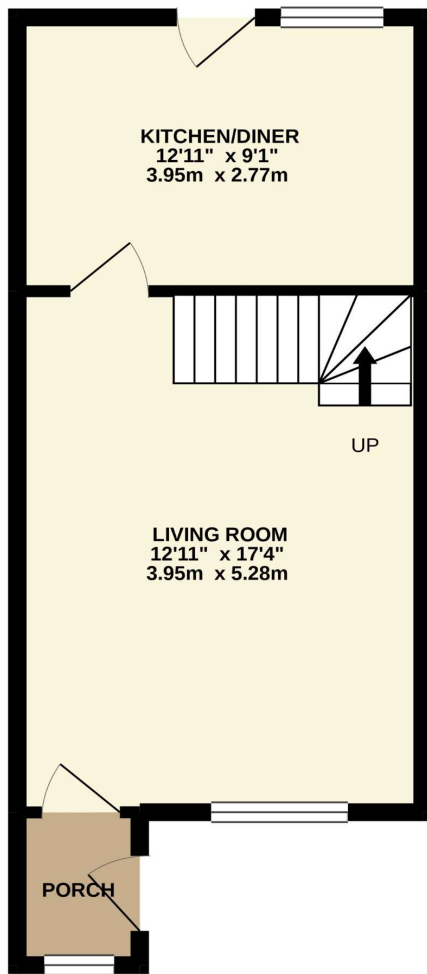
a gardener's paradise with stunning flower beds and an array of plants and small trees. The gardens are a true credit to the current owner.

**Bathroom** 8'1" x 4'8" (2.46m x 1.42m). Tiled flooring, tiled walls, low level Wc, wash hand basin vanity unit, bath with mixer taps over, extendable shower head and double-glazed window to side, with large airing cupboard

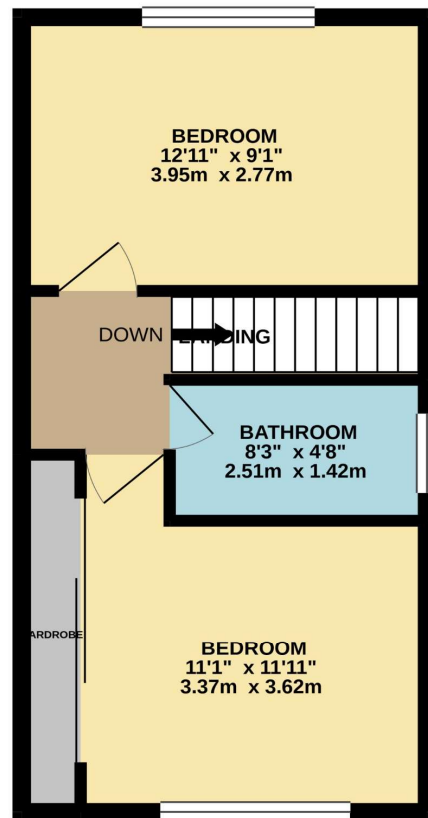
**Garage** The garage is accessed via the driveway and has an up and over door, power, and light.

**Outside** The property is situated on a substantial corner plot at the bottom of the cul-de-sac. The fully surrounding ground are immaculately presented and are accessed via an attractive curved driveway leading to the property. The front garden has an array of small trees and bushes and there is gated access into the rear garden. The rear garden is

GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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