

PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Aquarius Drive, Plymstock, PL9

**Offers Over: £350,000**

*Freehold*

Set in the ever prestigious and flourishing suburb of Sherford is this breath-taking four-bedroom family home that in every way exceeds a buyers expectations. Set over three floors this property offers an abundance of space and versatility for a growing family. The home benefits from a range of social spaces, with a ground floor sitting room that has been decorated and dressed impeccably which opens on to the beautifully landscaped rear garden, making a perfect entertaining space. Coupled with a delightful, contemporary kitchen / breakfast room this property offers ample downstairs accommodation. In addition to the expansive sitting room on the ground floor, this home also has a large living room on the first floor that has been dressed elegantly and provides a superb formal entertaining area. Completing this modern townhouse are four double bedrooms spread across the first and second floors that are all light, airy and as exquisitely decorated as the rest of the house. The two largest bedrooms also benefit from freshly fitted en-suite shower rooms, with a total of four-bathroom facilities available. Externally, the property boasts the contemporary rear garden, along with a garage with parking in front and a further allocated parking space. EPC: B

## Rooms

**Entrance Hall** 6' x 17'3" (1.83m x 5.26m). Tiled flooring, wall mounted gas radiator, access to downstairs rooms, stairs leading to first floor landing.

**Kitchen** 11' x 10'11" (3.35m x 3.33m). Tiled flooring, wall mounted gas radiator, matching wall and base units, integrated fridge / freezer, integrated tower oven, stainless steel sink & draining unit with hot and cold mixer taps, dishwasher, Gas cooker with extractor fan above, double glazed window to the front aspect.

**Downstairs WC** 6'9" x 4'2" (2.06m x 1.27m). Tiled flooring, low level WC, wash hand basin with hot and cold mixer taps, wall mounted gas radiator.

**Downstairs Sitting Room** 17'5" x 11' (5.3m x 3.35m). Tiled flooring, wall mounted gas radiator, storage cupboard, double glazed window to rear aspect with double glazed patio doors leading to rear garden.

## Landing

**Bedroom Three** 9'8" x 8'2" (2.95m x 2.5m). Laminate flooring, wall mounted gas radiator, double glazing to the rear aspect.

**Bedroom Four** 8'11" x 8'2" (2.72m x 2.5m). Laminate flooring, wall mounted gas radiator, double glazing to the rear aspect.





**Bathroom** 6'4" x 6'10" (1.93m x 2.08m). Tiled flooring, low level Wc, wash hand basin with hot and cold mixer taps, bath with hot and cold mixer taps, gas shower head with glass shower screen, wall mounted gas towel rail.

**Living Room** 17'5" x 10'11" (5.3m x 3.33m). Carpet flooring, wall mounted gas radiator, Tv point, two double glazed windows to the front aspect of the property.

### **Second Floor Landing**

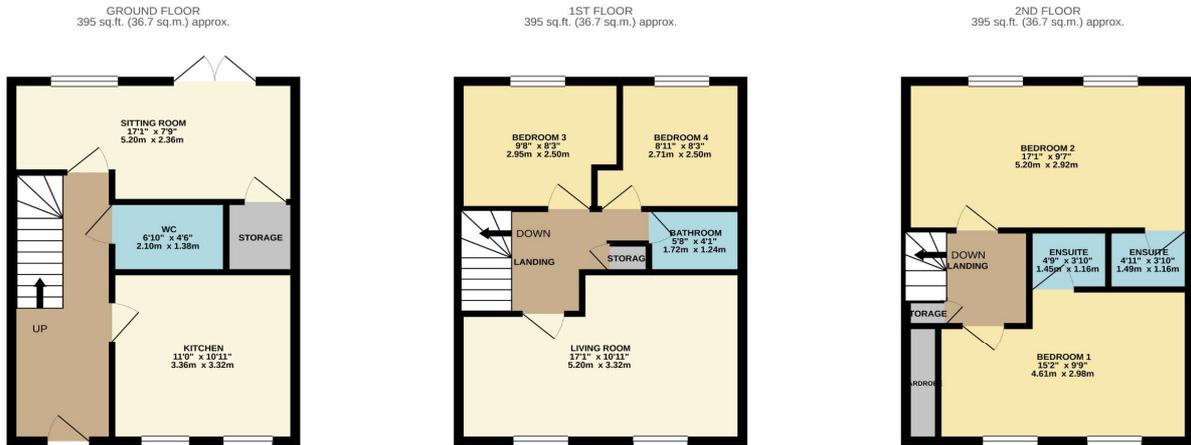
**Bedroom Two** 17'5" x 9'7" (5.3m x 2.92m). Carpet flooring, wall mounted gas radiator, two double glazed windows to the front aspect, access to en-suited.

**En-suite** Tiled flooring, low level WC, wash hand basin with hot and cold mixer taps, shower cubicle, gas shower, wall mounted towel rail, tiled walling.

**Bedroom One** 17'5" x 10'1" (5.3m x 3.07m). Carpet flooring, wall mounted gas radiator, two double glazed windows to the front aspect, built in wardrobes, access to en-suite.

**En-suite** Tiled flooring, low level WC, wash hand basin with hot and cold mixer taps, shower cubicle, gas shower, part tiled walling.

**Garden** To the rear the property has been laid partly to artificial grass and patio, the garden is enclosed and level with allocated parking and a garage to the rear.



**Pilkington Estates - Plymouth**  
 Third Floor, Unit 7, Sutton Harbour, Plymouth  
 Devon, PL4 0DN

T: 01752 729777  
 E: jon@pilkingtonestates.co.uk  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 09408958  
 Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.